



33 Arkwright Road, Sanderstead, Surrey, CR2 0LP

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Arkwright Road
Sanderstead
Surrey CR2 0LP

Guide Price £685,000

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****NO ONWARD CHAIN****

Spacious 3 Double Bedroom Detached Bungalow – In Need of Some Updating – Corner Plot Arkwright Road, Sanderstead, CR2. EPC Rating C. Council Tax Band G.

Pollard Machin are pleased to present this three double bedroom detached bungalow set on a generous corner plot in a sought-after residential location. Offering excellent potential making it an ideal opportunity for buyers wishing to put their own stamp on a home.

Internally the accommodation extends to approximately 1335 sq ft (excluding garage and outbuilding) and comprises:

Spacious entrance hall leading to all rooms

Three well-proportioned double bedrooms

Generous lounge (20'0" x 18'1") with direct access to a bright conservatory overlooking the garden

Kitchen with scope to update and extend (subject to planning)

Family bathroom with separate WC

Externally, the property benefits from:

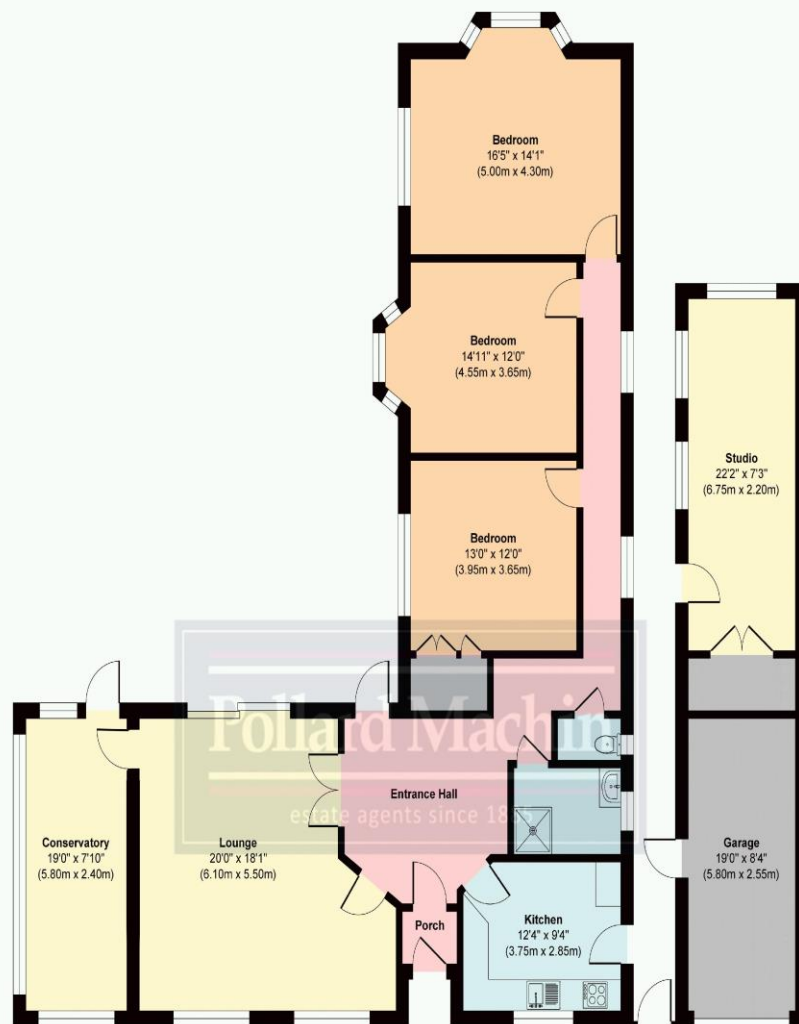
A large corner plot garden, offering potential to extend (STPP)

Detached garage and driveway providing off-street parking

Additional studio/workshop – ideal for a home office, gym, or hobby space

Located in a popular area of Sanderstead, the property is within easy reach of local schools, bus routes, shops and South Croydon & Purley Oaks train stations offering direct links to Central London. This property is offered to the market chain free and is a fantastic opportunity for buyers looking to modernise and create a forever home.





Ground Floor

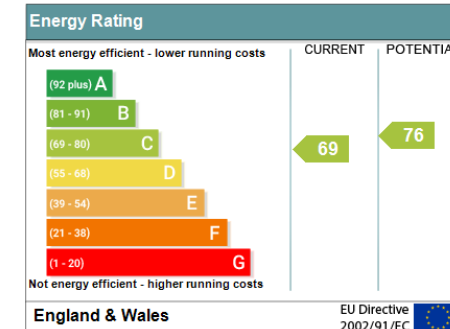
Arkwright Road, South Croydon, CR2

Approx. Gross Internal Area 1335sq ft / 124sq meters (Excluding Garage & Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 33 Arkwright Road, SOUTH CROYDON, CR2 0LP
RRN: 9320-2469-2500-2205-5531



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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