



1a Blacksmiths Hill, Sanderstead, Surrey, CR2 9AZ

Pollard Machin

estate agents since 1885

1a

Blacksmiths Hill
South Croydon
Surrey CR2 9AZ

Guide Price £800,000

Pollard Machin

estate agents since 1885

Four Double Bedroom Detached Family Home | Built in the 1980s | Spacious Garden | Prime Sanderstead Location

Nestled on the sought-after Blacksmiths Hill, Sanderstead, this well presented four double bedroom detached home offers generous living space, a versatile layout and a wonderful large rear garden — perfect for growing families or those seeking a peaceful setting within easy reach of transport and schools. EPC Rating C. Council Tax Band G.

Built in the 1980s, this charming home boasts a warm and welcoming feel throughout with well-balanced rooms and plenty of natural light.

Ground Floor –

A bright and inviting entrance hall leads to a generous dining room with double doors to the living room with gas feature fireplace and views over the garden. The fitted kitchen is well-equipped and connects conveniently to the garage. A versatile study/bedroom five and a ground floor WC complete this level — ideal for home working or guest accommodation.

First Floor -

Upstairs, four spacious double bedrooms are served by a large family bathroom. Three of the bedrooms benefit from fitted wardrobes and an additional en suite to the master.

Outside -

To the rear, a large, private garden offers ample space for entertaining, play or relaxation — a true highlight of the property. The front driveway and integral garage provide off-street parking for multiple vehicles.

Location -

Blacksmiths Hill enjoys a quiet residential position within easy reach of South Croydon and Sanderstead stations, local shops, parks, and highly regarded schools. The area also benefits from excellent road links to the M25 and surrounding countryside.





Ground Floor

First Floor

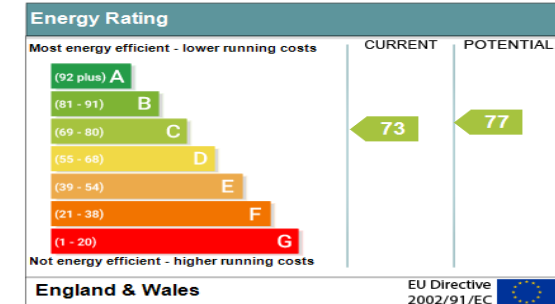
Blacksmiths Hill, South Croydon, CR2

Approx. Gross Internal Area 1614sq ft / 149.9sq meters (excluding garage)

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: 1a Blacksmiths Hill, SOUTH CROYDON, CR2 9AZ
RRN: 9330-2359-7590-2595-3671



EU Directive
2002/91/EC

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.

Pollard Machin

estate agents since 1885



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

