



200 Limpsfield Road, Sanderstead, Surrey, CR2 9DA

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200
Limpsfield Road
South Croydon
Surrey CR2 9DA

£525,000

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****VENDOR SUITED****

Beautifully Modernised Three-Bedroom Semi-Detached Home with Large Driveway – Limpsfield Road, Sanderstead, CR2. EPC Rating D. Council Tax Band E.

Situated in a popular Sanderstead location, this stylishly updated three-bedroom semi-detached home offers contemporary living throughout, generous room sizes and excellent outdoor space — perfect for families, professionals and anyone seeking a move-in-ready property.

Recently modernised, the home features a bright entrance hall leading to two inviting reception rooms, including a charming bay-fronted dining room and a spacious lounge opening into a superb 19' conservatory, ideal as an additional living area or family space. The sleek, modern kitchen is well-designed and connects conveniently to the conservatory, creating a wonderful flow for everyday life and entertaining.

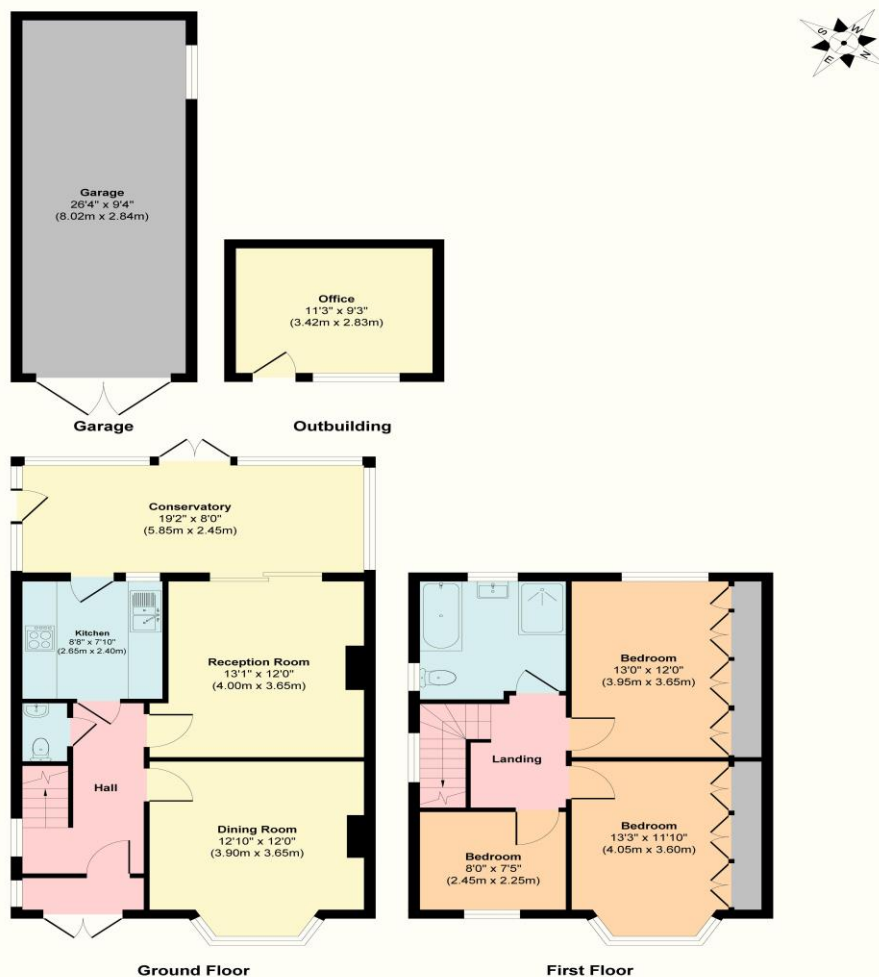
Upstairs, the property offers three beautifully presented bedrooms—two generous doubles and a well-proportioned single/study—together with a family bathroom featuring a modern four piece suite.

One of the key highlights is the large driveway, providing excellent off-street parking, along with a substantial detached garage and a versatile office outbuilding, ideal for home workers, hobbyists or those needing additional storage.

Located close to reputable schools, transport links, local shops, and green spaces, this home combines modern comfort with fantastic convenience.

A smart, contemporary home with great space and exceptional practicality—early viewing is strongly recommended.





Limpsfield Road, South Croydon CR2
Approx. Gross Internal Area 1251 sq. ft / 116.19 sq. meters

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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