



27 Briton Crescent, Sanderstead, Surrey, CR2 0JN

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Offers in Excess of £685,000

Description

****VENDOR SUITED****

A 1930's semi detached four bedroom/two reception room house located on a tree lined residential road within close proximity to Sanderstead village. The property offers scope for modernisation and potential to extend (subject to planning). Council Tax Band F. EPC Rating D.

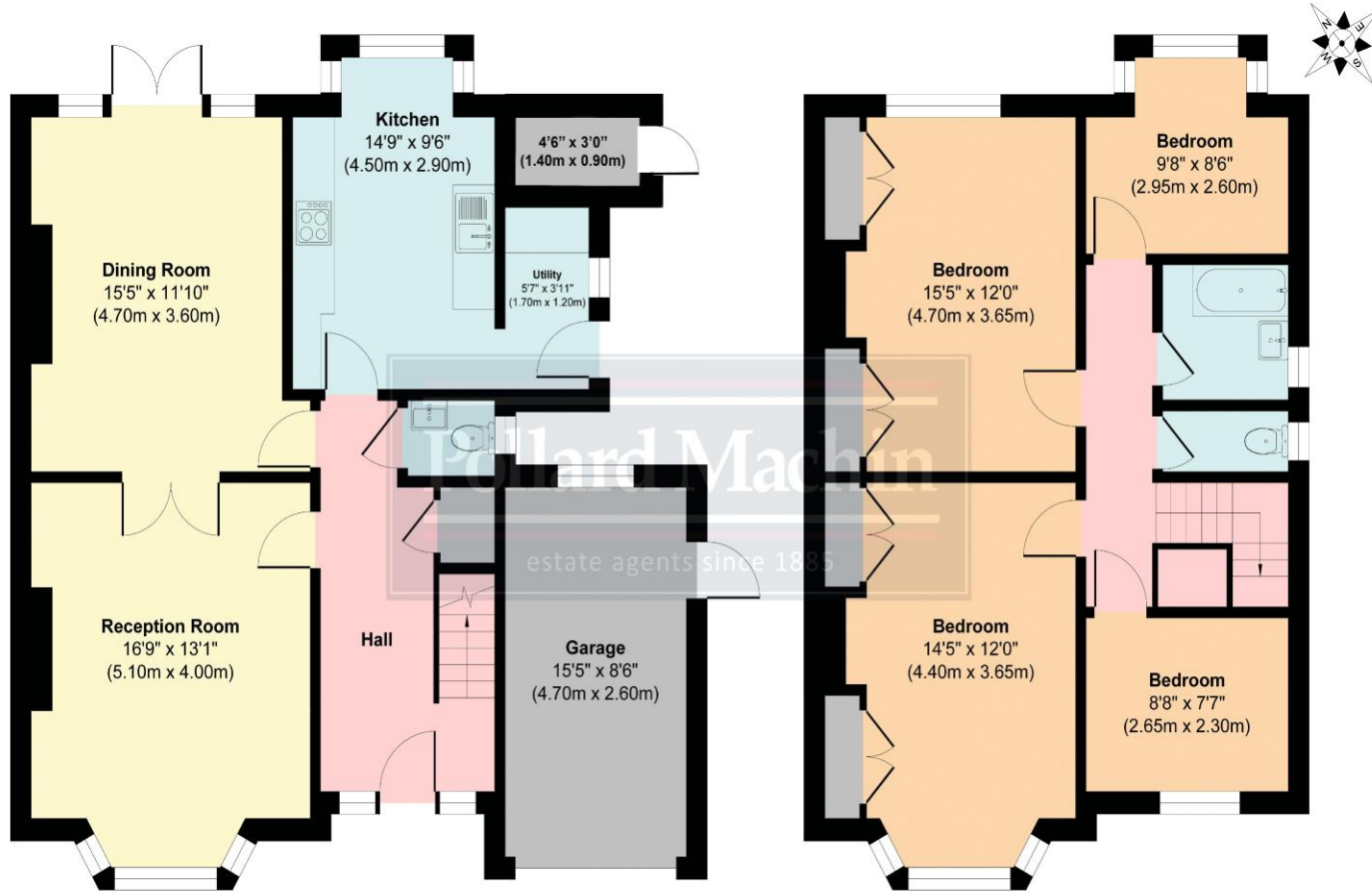
Accommodation

The property briefly comprises; Entrance hall with downstairs cloakroom, living room with bay window and double doors leading to the dining room, kitchen/breakfast room with views over the garden and separate utility room. Upstairs offers two large double bedrooms with fitted wardrobes, two further bedrooms and family bathroom with separate WC.

Location

The mature garden is mainly laid to lawn with shrub and plant borders, for entertaining there is a large patio area adjacent to the rear. The front provides off street parking for two vehicles in addition to the garage. Briton Crescent is within easy reach of Sanderstead village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham.

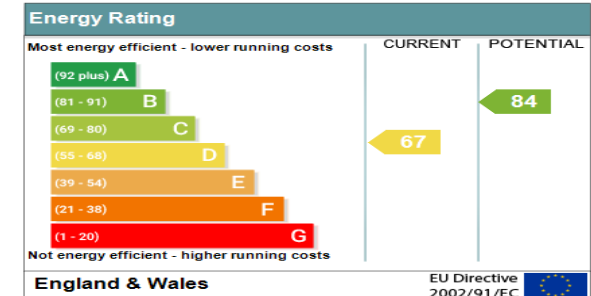




Ground Floor **Briton Crescent, South Croydon, CR2** **First Floor**
Approx. Gross Internal Area 1313 sq ft / 122 sq meters

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

Address: 27 Briton Crescent, SOUTH CROYDON, CR2 0JN
 RRN: 2834-2321-2400-0756-2226



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.





Viewings Strictly by Appointment Only

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