



41 Arundel Avenue, Sanderstead, Surrey, CR2 8BJ

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41

Arundel Avenue
Sanderstead
Surrey CR2 8BJ

Offers in Excess of £900,000

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Description

An extended four double bedroom semi detached "Teakwood Special" style house set on approx. 1/3 acre plot, the property has been tastefully modernised by the current owners and boasts 2,273 square feet internally. The 1930's Costain built home is located in a sought after tree lined residential road in Sanderstead. EPC Rating D. Council Tax Band F.

Accommodation

Entrance porch, hallway with downstairs WC, utility room, living room with feature open fireplace and bay window, family room, 29'6 x 20 open plan kitchen/living room with centre island, air conditioning, Velux windows and full bi-fold doors to the garden.

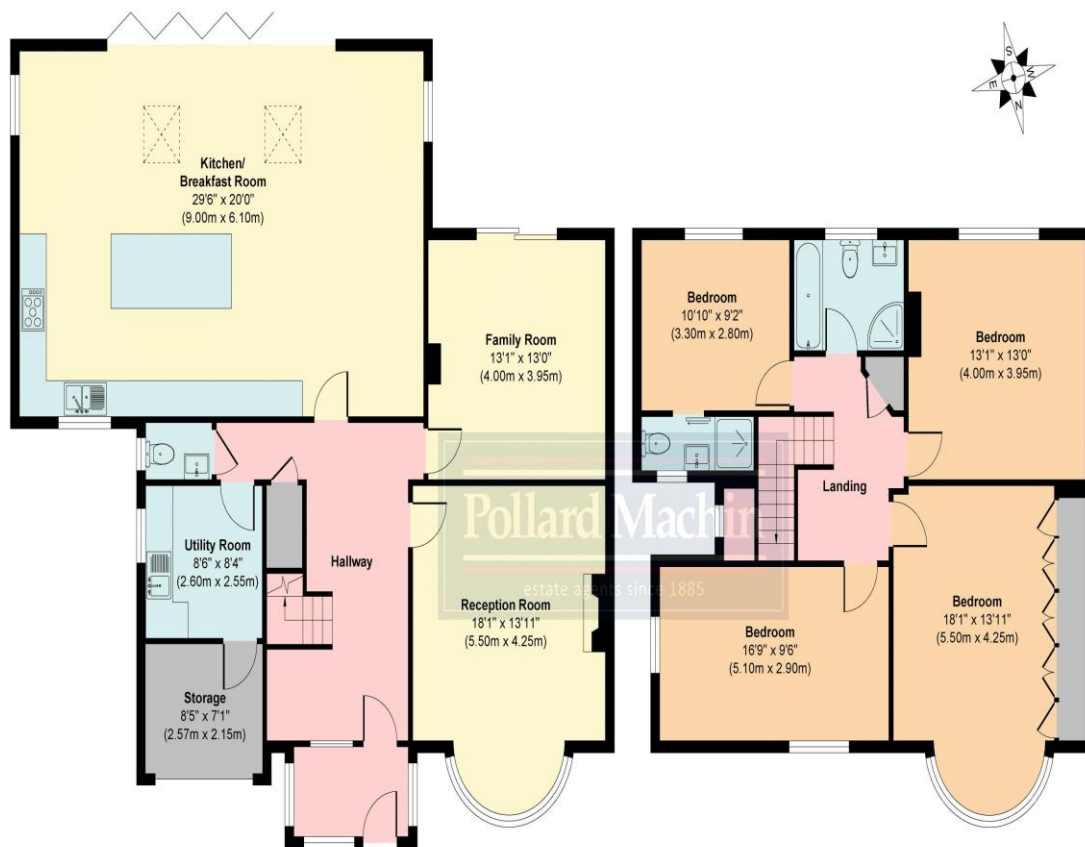
Upstairs provides four double bedrooms with four-piece family bathroom and additional en suite shower room.

Outside features a large patio area ideal for entertaining overlooking the large lawn area with hedge/tree borders. The front offers ample parking on the block paved driveway with additional storage from the 1/2 garage.

Location

Arundel Avenue is a tree lined residential road located in Sanderstead being within reach of a choice of both private and state schools, Sanderstead Plantation, Croham Hurst woods, churches, tennis, cricket and golf clubs together with two train stations and bus services to the surrounding area.





Ground Floor

First Floor

Arundel Avenue, South Croydon, CR2

Approx. Gross Internal Area 2,273 sq. ft / 211.15 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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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