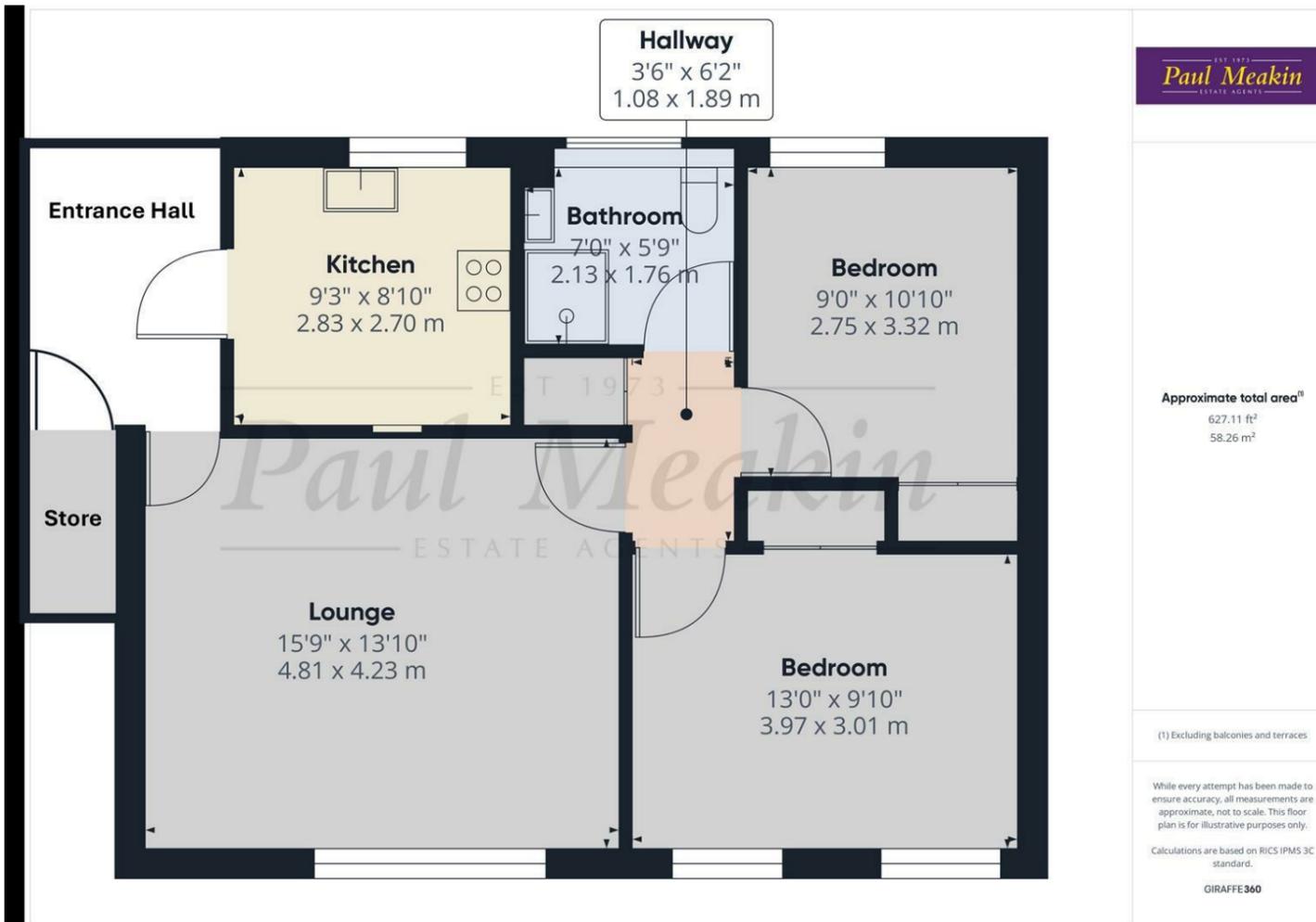




EST 1973
Paul Meakin £375,000 Sanderstead Court, Sanderstead, CR2 8RA
 ESTATE AGENTS



A chain free rarely available two double bedroom ground floor maisonette in a sought after, quiet and peaceful development. Sanderstead Court has views across beautifully landscaped communal gardens and beyond. The property features a large and bright reception room, good sized refitted kitchen, refitted shower room, built in wardrobes to both bedrooms and enjoys direct access to communal grounds. This property benefits from a garage en bloc and easy on-site visitor parking.

Sanderstead Court is set in substantial grounds located off Addington Road adjacent to Selsdon Park Golf course, and within walking distance of Sanderstead village shops, Waitrose, the thirteenth century All Saints Church, The Gruffy and village pond. There are good bus links into Croydon, Selsdon, Warlingham and Purley.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain Free
- Refitted kitchen
- Refitted shower room
- Two double bedrooms
- Garage en bloc
- Direct access to communal grounds
- Great location
- Viewing advised
- Share of freehold
- Ground floor



Entrance Hall

Kitchen
9'3 x 8'10 (2.82m x 2.69m)

Lounge
15'9 x 13'10 (4.80m x 4.22m)

Bedroom
13' x 9'10 (3.96m x 3.00m)

Bedroom
10'10 x 9' (3.30m x 2.74m)

Bathroom
7' x 5'9 (2.13m x 1.75m)

Garage En Bloc

