



James Chiltern  
Estate Agents



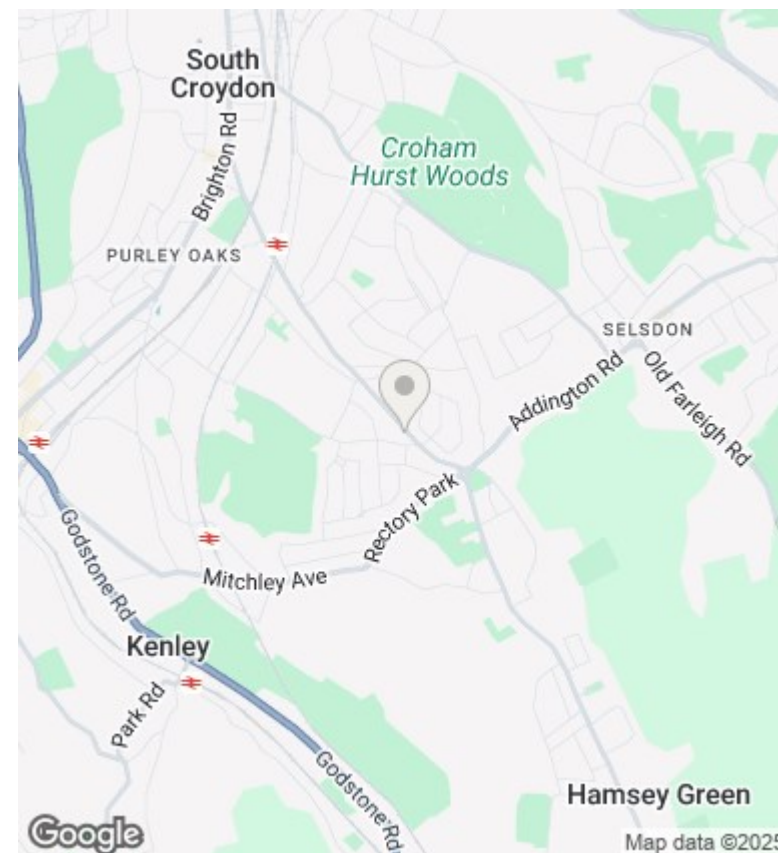
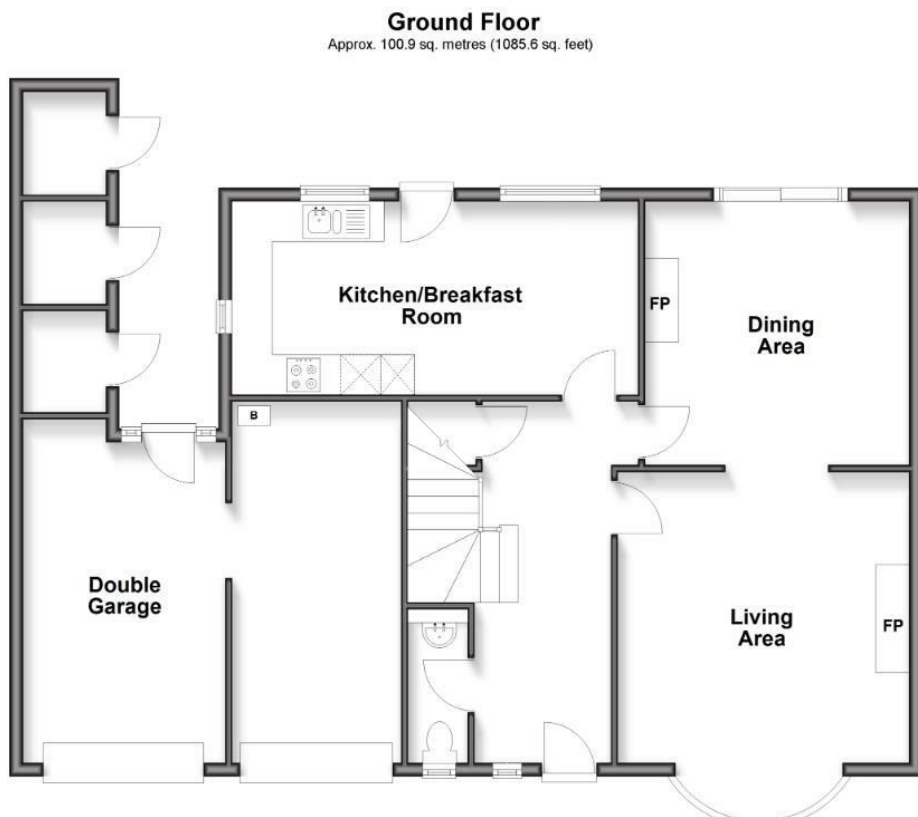
## 48 Sanderstead Hill, South Croydon, CR2 0HA

Offers Over £775,000

- 4 spacious bedrooms
- Large, well-maintained rear garden
- Elegant dining space
- Close to stations, schools & amenities
- Semi-detached family home
- Patio & feature pond
- Separate kitchen/breakfast room
- Double garage & driveway
- Generous dual-aspect living area
- Modern bathroom with bath & shower

182 London Road, Croydon, Surrey, CR0 2TE  
0208 681 8133

lettings@jameschiltern.com  
www.jameschiltern.com



## Directions

## Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

F

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC