



5 The Hey 230 Sanderstead Road, Sanderstead, Surrey, CR2 0AJ

Pollard Machin

estate agents since 1885

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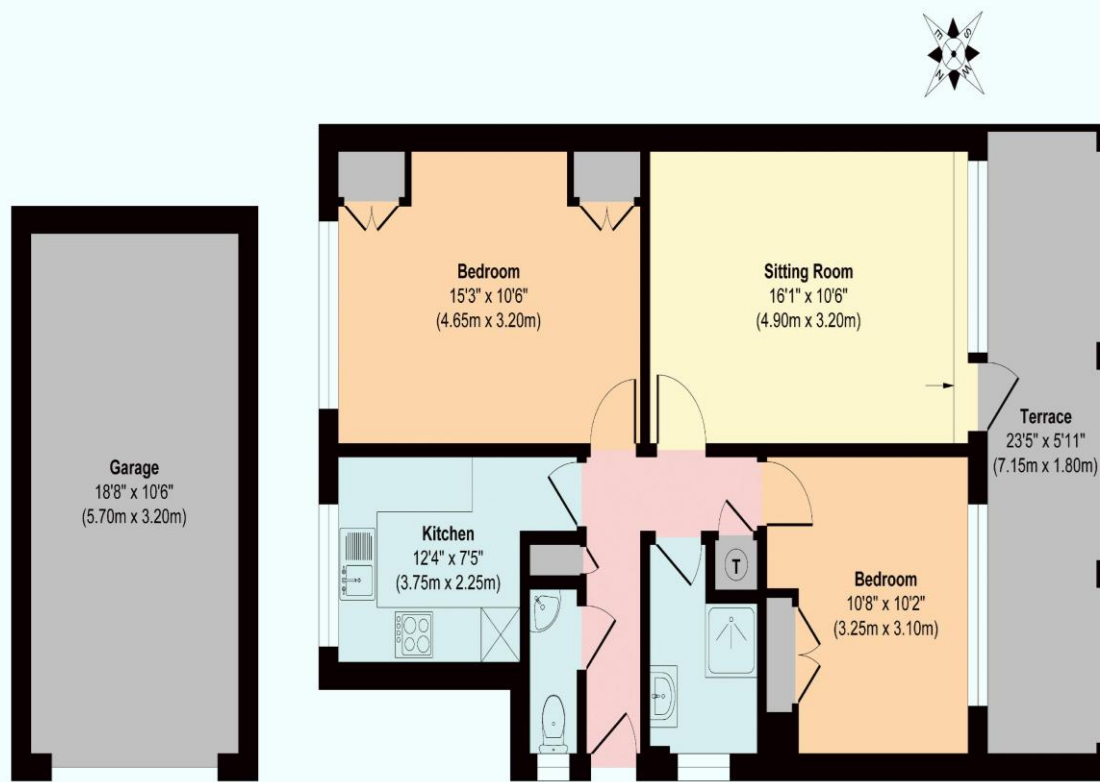
Asking Price: OIEO £350,000

Tucked away within a private development of just six properties, this well presented two bedroom ground floor apartment with NO ONWARD CHAIN offers spacious accommodation, a private terrace, garage with parking for two cars (one space in front of the garage), all set within attractive communal grounds. The property benefits from a recently updated boiler and newly rewired. **SHARE OF FREEHOLD**. Council Tax Band C. Maintenance £900 pa. EPC Rating C.

For the commuter, it is just a short distance to both Sanderstead station 0.4 miles and Purley Oaks station 0.8 miles, both offering frequent and direct services to East Croydon, Victoria and London Bridge.

Private front door to the side of the property leading to the generous sized hallway with built in cupboard and further cupboard housing hot water tank. **Cloakroom** with side aspect double glazed frosted window, white close coupled w.c, wash hand basin, mirrored wall cupboard and part tiled walls. **The Kitchen** has a front aspect double glazed Georgian style window with roller blind, modern range of base drawers and cupboards with matching wall mounted cupboards, work surfaces with stainless steel and a half bowl single drainer sink unit with mixer tap, integrated oven with gas hob, stainless steel cooker hood, cupboard housing new boiler, part tiles walls and wood effect flooring. **Bedroom One** - front aspect double glazed Georgian style window, built-in bedroom suite of wardrobe, cupboards with over bed storage and bedside cupboards, wood effect flooring. **Living/Dining Room** - Rear aspect double glazed window and door leading to large private balcony with wrought iron railing, carpeted. **Bedroom Two** - rear aspect double glazed window with pleasant outlook over the rear garden with built-in desk unit, high level storage and wardrobe cupboard, carpeted. **Bathroom** - Side twin aspect double glazed frosted windows, modern fitted bathroom incorporating walk-in shower, wash hand basin with storage, wall mounted mirror cabinet, heated towel rail, tiled walls and flooring.





Lower Ground Floor

Ground Floor

The Hey, 230 Sanderstead Road, CR2
Approx. Gross Internal Area 657 sq. ft / 61.07 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

The Hey is near to Sanderstead Village which has a wide variety of shops and restaurants including a large Waitrose and can be reached by the 403 bus route or a short drive. The 403 bus stops in close proximity to The Hey. The area qualifies for the London Freedom Pass.

Outside communal grounds surround the property, mainly laid to lawn with an abundance of mature shrubs and trees with parking area to the rear. There is a larger than average size garage with visitor parking and an attractive large rear garden.

View to appreciate this rarely available property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	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.



Viewings Strictly by Appointment Only

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