



29 Court Hill, Sanderstead, Surrey, CR2 9ND

Pollard Machin

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Offers in Excess of £825,000

Spacious 6-Bedroom Semi-Detached Family Home on Prestigious Court Hill, Sanderstead. EPC Rating C. Council Tax Band F.

Pollard Machin are delighted to present this substantial six-bedroom semi-detached family home situated on the highly sought-after Court Hill, a prime residential road in the heart of Sanderstead.

Offering over 2,100 sq ft (approx. 199 sq m) of versatile living accommodation, this property is perfect for growing families seeking space, comfort and convenience.

Accommodation

The ground floor comprises a welcoming entrance hall, bright dining room with bay window, generous reception room overlooking the rear garden, and a spacious kitchen/breakfast room ideal for family gatherings. There is also a utility room, a study/bedroom and access to an integral garage.

The first floor offers four well-proportioned bedrooms including a large principal bedroom with bay window, together with a modern family bathroom and an additional shower room.

The second floor features a superb loft bedroom (28' x 12'6") with eaves storage—an ideal space for a guest suite, home office or teenager's retreat.

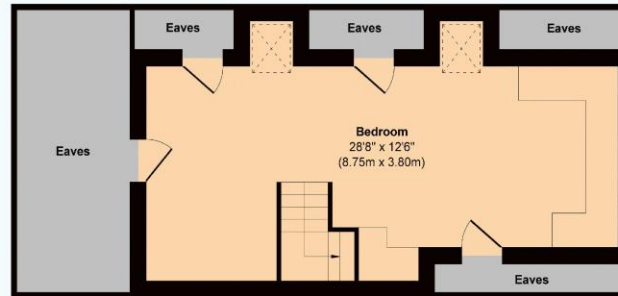
Outside

To the front, there is a large driveway providing ample parking for several vehicles and access to the garage. The rear garden is of excellent size, mainly laid to lawn with a patio area perfect for outdoor entertaining.

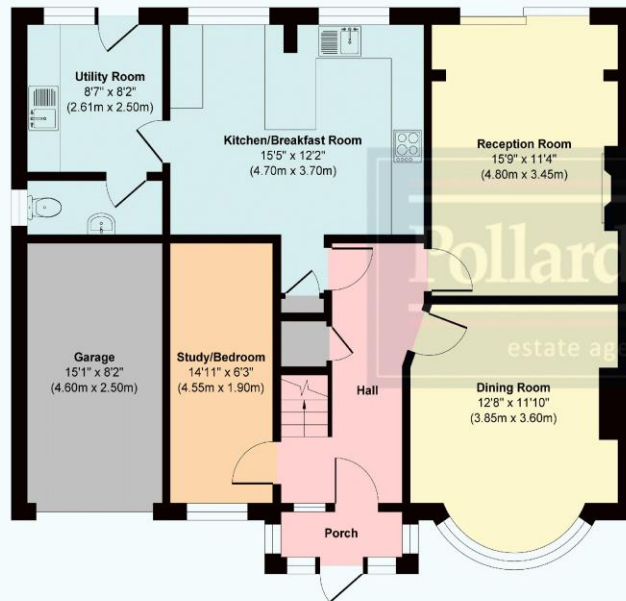
Location

Court Hill is one of Sanderstead's most desirable addresses, within easy reach of Sanderstead, Purley Oaks and South Croydon stations, offering regular services to London Bridge and Victoria. The area is well served by excellent local schools, shops and open green spaces, making it ideal for families.

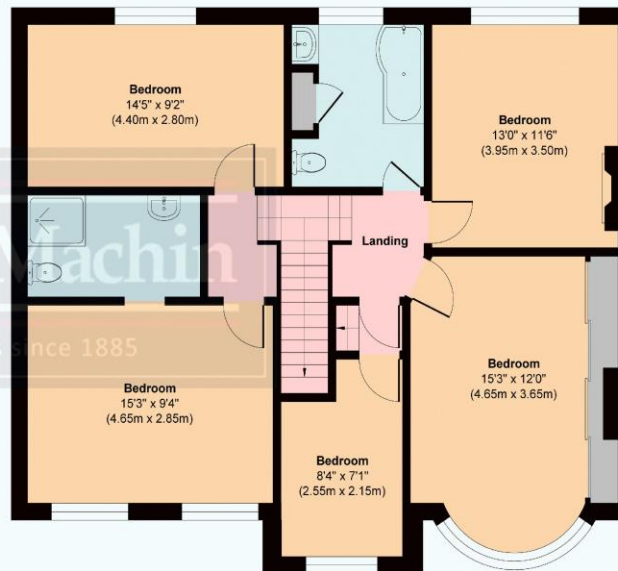




Second Floor



Ground Floor



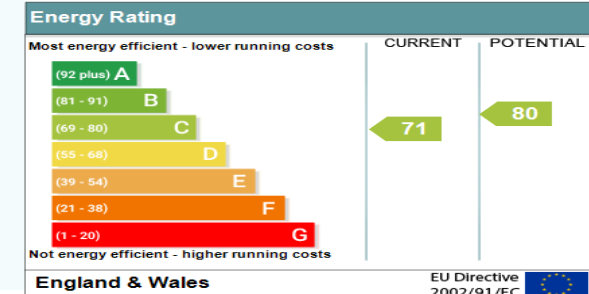
First Floor

Court Hill, South Croydon, CR2
Approx. Gross Internal Area 2142sq ft / 199sq 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: 29 Court Hill, SOUTH CROYDON, CR2 9ND
 RRN: 2348-3955-4200-9775-9200



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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