



Kingswood Avenue | | Sanderstead | CR2 9DQ

Guide Price £610,000

Pollard Machin

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A beautifully extended and comprehensively modernised three-bedroom semi - detached family home, occupying a sought-after residential position on the ever-popular Kingswood Avenue. Council Tax Band E. EPC Rating E.

Offering approximately 1,423 sq. ft of stylish and well-balanced accommodation this impressive home has been thoughtfully redesigned to create bright, contemporary living spaces perfectly suited to modern family life.

The heart of the property is the stunning rear extension forming an exceptional open-plan kitchen, dining and family room extending over 21ft. Flooded with natural light this impressive space provides an ideal setting for

- Modern extension
- Double Garage
- Generous Garden
- Three Bedrooms
- Convenient Location
- Close to shops







Council Tax Band **E** EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(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

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