



Addington Road | | Sanderstead | CR2 8RN

Guide Price £400,000

Pollard Machin

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No Onward Chain | Share of Freehold | Rarely Available Maisonette

A rare opportunity to acquire this beautifully presented and exceptionally spacious two double bedroom maisonette located on the first floor with own hallway and sweeping staircase, enviably positioned within beautifully maintained communal gardens and just a short stroll from the heart of Sanderstead Village. Maintenance charge - £2,400 per year, zero ground rent. EPC Rating C. Council Tax Band E.

Immaculately presented throughout, this impressive home offers an abundance of natural light and generous proportions. The stunning dual-aspect reception room, measuring an impressive 23'0" x 14'1", provides an elegant yet welcoming living space, perfect for both relaxing and entertaining. The superb 23'4" x 8'8"

- No Onward Chain
- Rarely Available First Floor Maisonette
- Two Bedrooms Both With Ensuite Shower Rooms
- Kitchen Open Plan To Dining Room
- Share of Freehold - 900 + years
- Garage
- Lovely Double Aspect Spacious Reception Room
- Own Front Door and Entrance Hallway







Doble Court, Addington Road, South Croydon, CR2
Approx. Gross Internal Area 1002sq ft / 93sq 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, mis-statement or use of data shown.
Plan produced by AR Net Media - www.ar-netmedia.co.uk

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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