

FOR SALE



Harewood Gardens, Sanderstead
Asking Price Of £450,000


MARTIN&CO

Harewood Gardens, Sanderstead

020 8450 0000

- Three Bedroom Semi -Detached House
- Two Reception Rooms
- In Need of Updating
- Potential to Extend
- Gas Heating

This three-bedroom semi-detached family home offers an excellent opportunity for buyers looking to put their own stamp on a property. In need of updating, the house presents plenty of potential to

This three-bedroom semi-detached home, located in the sought-after Sanderstead Village, presents an excellent opportunity for buyers looking to modernise and add value.

In need of refurbishment, the property offers well-proportioned accommodation including a separate living room, dining room, kitchen, along with two double bedrooms and a smaller third bedroom. Externally, there is a side and rear garden, as well as an outbuilding that could be adapted for a variety of uses.

With significant potential to extend (subject to planning permission), this property is ideal for those looking to create a long-term family home. Permission was granted in 2002



(Ref 02/01404/P) for the demolition of the car port and the erection of a single/two storey side extension to include a garage, although this has now lapsed. Further benefits include off-road parking and no onward chain.

Conveniently located close to local shops and well-regarded schools, this is a fantastic opportunity in a desirable residential area.



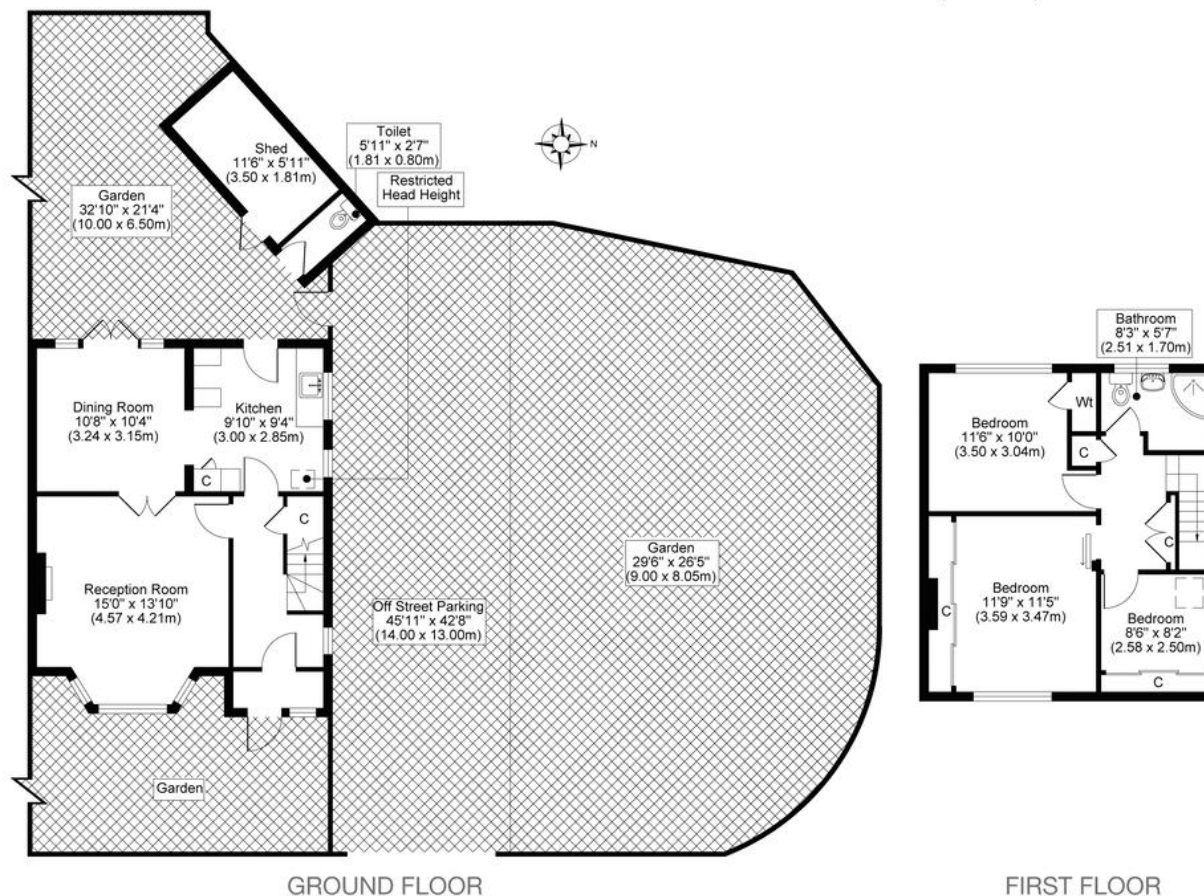
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



HAREWOOD GARDENS, CR2

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1072 SQ.FT (100 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 987 SQ.FT (92 SQ.M)



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