



33 Arundel Avenue, Sanderstead, Surrey, CR2 8BJ

Pollard Machin
estate agents since 1885

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Guide Price £900,000

Occupying a prime position on one of Sanderstead's most desirable residential roads, this exceptional five-bedroom semi-detached family home has been thoughtfully extended and beautifully presented to provide over 1,900 sq. ft. of stylish and versatile accommodation, perfectly suited to modern family living. EPC Rating D. Council Tax Band F.

The true heart of the home is the spectacular 27ft x 25ft open-plan kitchen, dining and family room. Finished to an excellent standard, the space features a large central island, a traditional butler sink with an under-sink food waste disposal unit, a second sink with an instant boiling water tap, three ovens and both gas and induction hobs, making it a dream kitchen for keen cooks and those who love to entertain. Large sliding doors open directly onto the landscaped rear garden, flooding the room with natural light and creating a seamless connection between the indoor and outdoor living spaces.

Stepping outside, you'll find a fantastic covered outdoor bar area, complete with a bi-fold serving window, making it the perfect setting for summer entertaining and family gatherings. The garden has been thoughtfully designed with feature festoon lighting, outdoor power sockets and even an outdoor hot water tap, providing both style and practicality throughout the seasons.

The ground floor also offers a separate bay-fronted lounge, providing a cosy retreat away from the main living space, together with a useful utility room, downstairs cloakroom and integral garage.

Upstairs, the property boasts five well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, complemented by a modern family bathroom and an additional separate shower room, providing excellent practicality for larger families.

Externally, the property benefits from a private rear garden, ideal for children and entertaining, off-street parking and an integral garage.

Situated within easy reach of the excellent amenities of Sanderstead Village, the property is ideally located for a number of highly regarded schools including Atwood Primary School, Gresham Primary School, Ridgeway Primary School and Riddlesdown Collegiate. Sanderstead and Purley Oaks stations provide regular services into Central London, while the nearby open spaces of Croham Hurst and the surrounding countryside offer wonderful opportunities for walking and recreation.

Combining generous proportions, contemporary open-plan living and outstanding entertaining space, this is a superb family home in one of the area's most sought-after locations.





Ground Floor

First Floor

Arundel Ave, South Croydon CR2

Approx. Gross Internal Area 1,903 sq. ft / 176.77 sq. meters

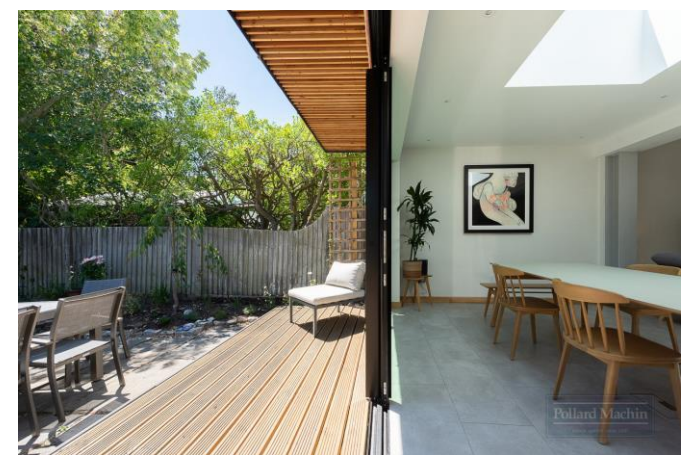
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.





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