



6 Stableford Close, Sanderstead, Surrey, CR2 0FH

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Offers Over £1,000,000

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Located within the exclusive gated development of Stableford Close on the ever-popular Purley Downs Road, this impressive five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors together with a garage, generous rear garden and offered to the market with no onward chain. EPC Rating B. Council Tax Band G.

Built in 2018, the property combines modern design with practical family living and is presented to a high standard throughout.

The ground floor features a welcoming entrance hall, generous living room, cloakroom/WC and an outstanding open-plan kitchen/family/dining room creating the true heart of the home with bi-fold doors opening directly onto the rear garden. A separate utility room provides additional practicality and access towards the garage.

The first floor offers three well-proportioned bedrooms, including a superb principal bedroom with dressing area and en suite shower room, alongside a contemporary family bathroom.

The top floor provides further flexible accommodation with two double bedrooms and shower room.

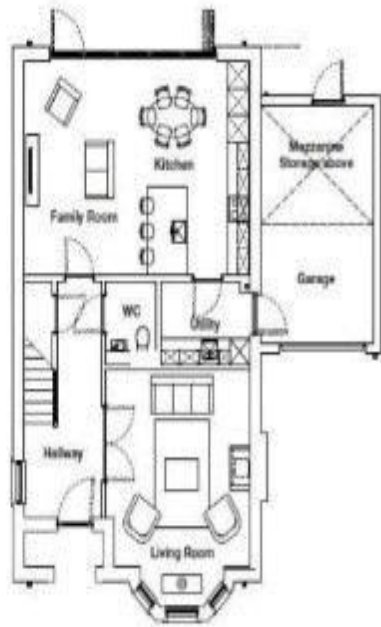
Externally, the property benefits from a private enclosed rear garden, ideal for entertaining and family use together with driveway parking and garage facilities.

Stableford Close is a modern and highly regarded development positioned on Purley Downs Road conveniently located for Purley and South Croydon amenities, excellent transport links into Central London and a number of well-regarded local schools, whilst also being close to the open green spaces of Purley Downs and surrounding countryside.

Offered to the market with no onward chain, this is an exceptional opportunity to acquire a substantial modern family home in a sought-after setting.

****Please note: the current marketing photographs shown were taken when the property was originally sold as a new build. Updated photography and marketing materials will be available in due course.****

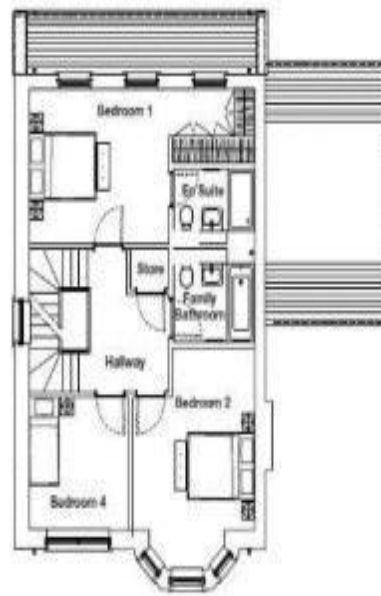




GROUND FLOOR

74.7 sqm / 804 sq ft
* Garage excluded

Living Room – 5.3m (into bay) x 4.3m / 17' x 13'9"
Kitchen / Family Room – 6.7m x 4.9m / 21'11" x 16'



FIRST FLOOR

88.5 sqm / 748 sq ft

Bedroom 1 – 6.7m (into wardrobe) x 3.5m / 21'11" x 11'5"
Bedroom 2 – 5.1m (into bay) x 3.0m / 16'9" x 11'0"
Bedroom 4 – 3.1m x 2.0m / 10'2" x 6'6"



TOP FLOOR

62.3 sqm / 670.5 sq ft

Bedroom 3 – 6.7m x 3.5 (into dormer) / 21'11" x 11'5"
Game Room / Bedroom 5 – 6.7m x 4.1m (into dormer) / 21'11" x 13'5"

Do not scale from these plans. The measurements provided are subject to minor variations.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 88 B | 88 B |
| 69-80 | C | | |
| 55-68 | 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.





Viewings Strictly by Appointment Only

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