



21 Ashdown Gardens, Sanderstead, Surrey, CR2 9DR

**Pollard Machin**  
estate agents since 1885

21

Ashdown Gardens  
South Croydon  
Surrey CR2 9DR

Guide Price £575,000

Pollard Machin

estate agents since 1885

Well Presented 3-Bedroom Semi-Detached Home with Rear Extension, Double Tandem Garage & Driveway – Quiet Cul-de-Sac Location. EPC Rating C. Council Tax Band E.

Located in the desirable Ashdown Gardens, Sanderstead, this attractive three-bedroom semi-detached house offers spacious, well-balanced accommodation and is perfect for families seeking a move-in ready home in a peaceful setting. Benefitting from a generous ground-floor rear extension, a double tandem garage, private driveway and a good-sized rear garden, this property combines practical living with comfortable modern style.

The ground floor features a welcoming entrance hall leading through to a superb 27' reception room with a bright front bay window. To the rear, the extended 18' dining room provides an excellent open family space with direct access to the garden—ideal for entertaining or everyday living. The kitchen is well arranged and positioned conveniently between the reception areas.

Upstairs, the property offers three well-proportioned bedrooms, including two spacious doubles and a versatile third bedroom. A modern family bathroom completes the first-floor accommodation.

Outside, you'll find a good size, well-maintained rear garden, perfect for families, gardening enthusiasts or those who love outdoor dining. The property also includes a double tandem garage set slightly apart from the main house, along with a driveway, providing ample off-street parking.

Situated in a quiet cul-de-sac, this home enjoys a peaceful residential position while remaining close to excellent transport links, popular schools, local shops and green open spaces.



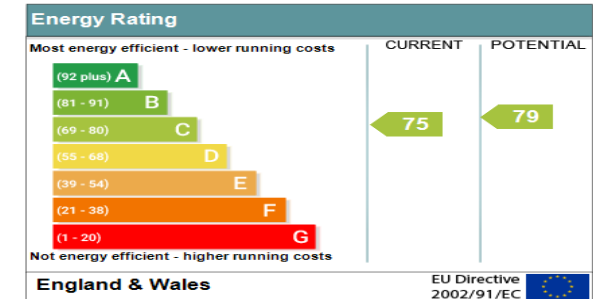


**Ashdown Gardens, South Croydon, CR2**  
**Approx. Gross Internal Area 1119sq ft / 104sq meters**

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.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 21 Ashdown Gardens, SOUTH CROYDON, CR2 9DR  
RRN: 7690-8713-0722-5596-3953



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**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885

