



19 Sanderstead Heights, Addington Road, Sanderstead, Surrey, CR2 8RE

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19 Sanderstead Heights
Addington Road
Sanderstead
Surrey CR2 8RE

Offers Over £350,000

Sanderstead Heights, Addington Road, Sanderstead, CR2 Ground Floor Apartment | Two Bedrooms | Two Private Garden Areas | Secure Entry | No Chain

Set within the sought-after development of Sanderstead Heights, this well-proportioned ground floor apartment offers comfortable, lateral living with the rare benefit of two private garden areas, all just a short walk from Sanderstead Village and its array of local amenities.

The accommodation is arranged around a central hallway and comprises a spacious reception room with direct access to a private patio garden, ideal for outdoor dining and entertaining. The separate fitted kitchen is well laid out with ample storage and workspace. There are two generously sized bedrooms, both offering excellent natural light, with the principal bedroom enjoying direct access to the second private garden, providing a peaceful and secluded outdoor space.

The property is served by a family bathroom and an additional en suite adding practicality for residents and guests alike. Further benefits include a secure entry system, well-maintained communal areas and the convenience of ground floor living.

The apartment is offered on a leasehold basis and is available with no onward chain, making for a straightforward purchase.

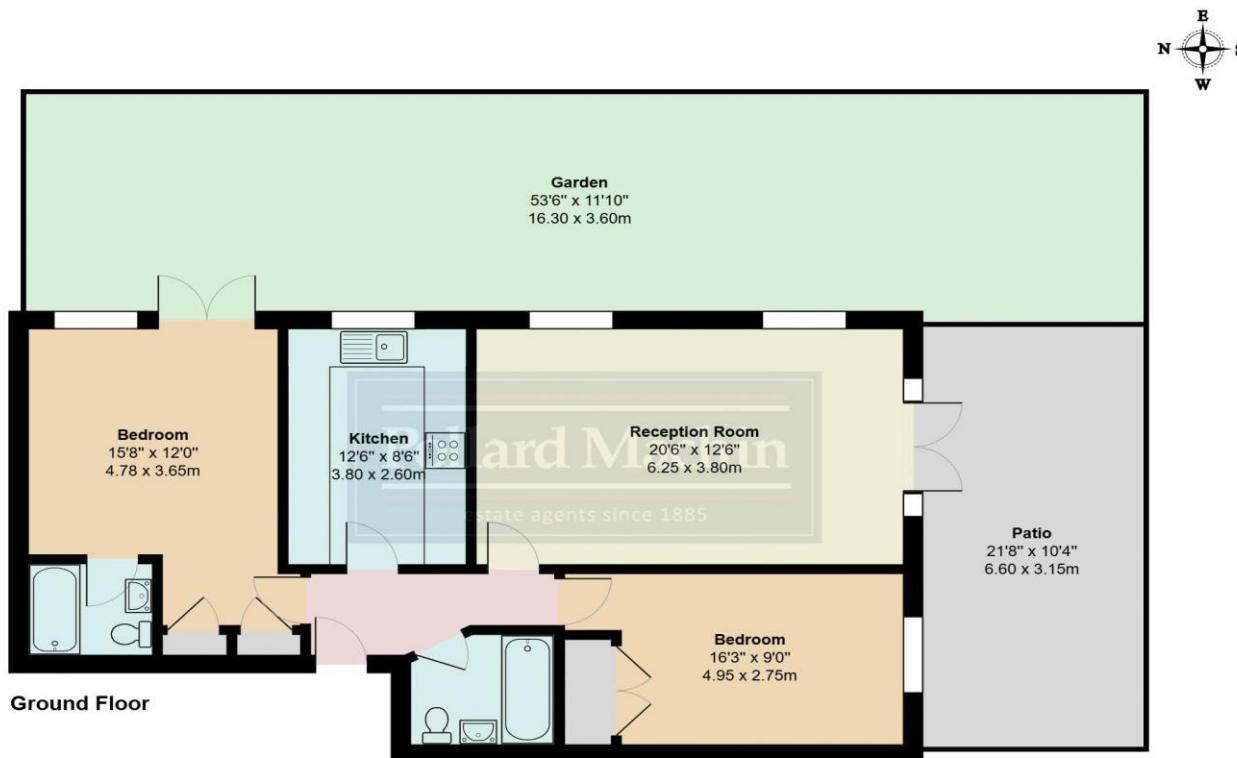
Ideally positioned within walking distance of Sanderstead Village, residents can enjoy a selection of independent shops and restaurants as well as excellent transport links from Sanderstead Station to central London.

Approx. Gross Internal Area: 838.5 sq ft / 77.9 sq m.

Early viewing is highly recommended to appreciate the space, location and unique outdoor offering this apartment provides.

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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 shown.

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

Address: Flat 19, 3 Addington Road, SOUTH CROYDON, CR2 8RE
RRN: 0187-3057-6209-1746-9200

Energy Rating		
	CURRENT	POTENTIAL
Most energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B	80	80
(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

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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