



Ridge Langley | | Sanderstead | CR2 0AS

Guide Price £625,000

Pollard Machin

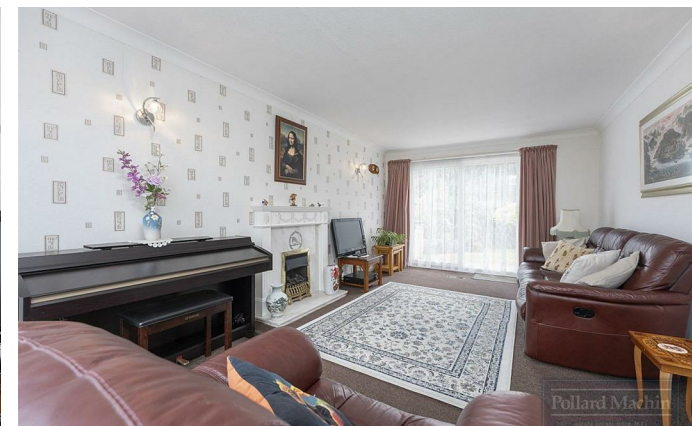
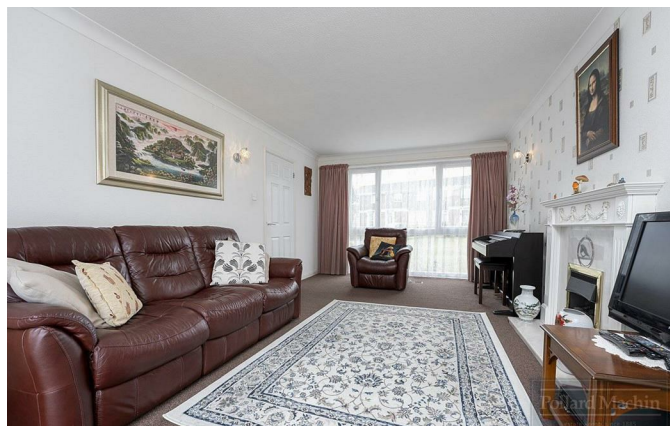
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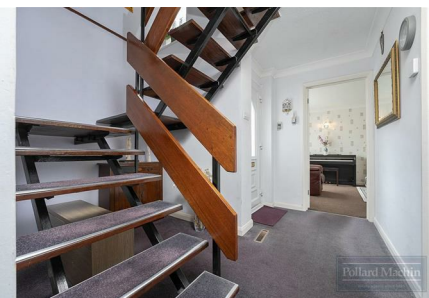
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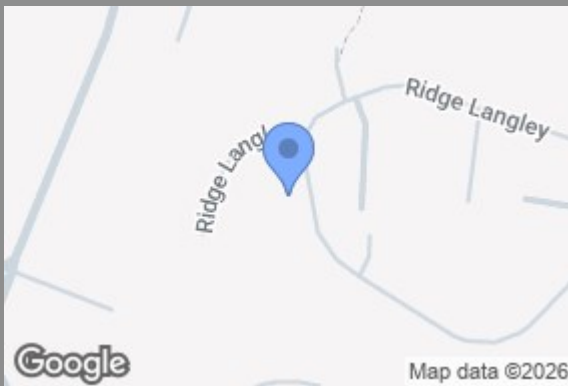
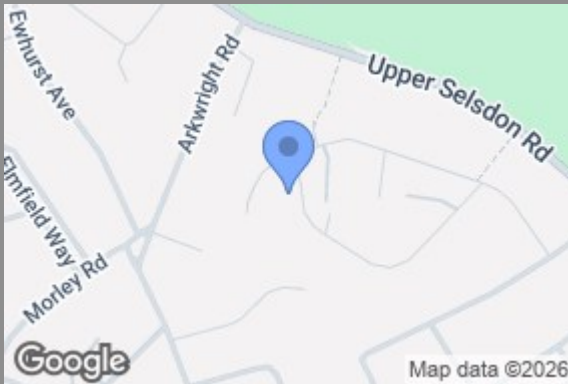
Situated in the highly sought-after Ridge Langley area of South Croydon, this detached family residence offers well-balanced accommodation extending to approximately 1,410 sq ft (131 sq m) including an integral double garage. The property provides generous living space, four bedrooms and excellent potential for modernisation and personalisation. EPC Rating D. Council Tax Band F.

The ground floor comprises a spacious dual-aspect lounge measuring over 17 ft in length creating an ideal setting for both everyday family living and entertaining. A separate dining room enjoys a pleasant position adjacent to the kitchen offering flexibility for formal dining or open-plan reconfiguration. The kitchen overlooks the rear aspect and provides direct access to the side of the property. A convenient ground floor

- Four Double Bedrooms
- Fitted Kitchen/Breakfast Room
- Double Garage
- Own Driveway
- Two Reception Rooms
- Shower Room And Bathroom
- Westerly Aspect Garden
- Impeccably Presented







Council Tax Band F EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(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

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