



47 Montana Close, South Croydon, Surrey, CR2 0AT

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Sanderstead
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{prop_price_text}

Description

Situated in Montana Close, Sanderstead this well-presented two-bedroom ground floor property offers approximately 651 sq ft of comfortable and well-planned accommodation. Council Tax Band C. EPC Rating C.

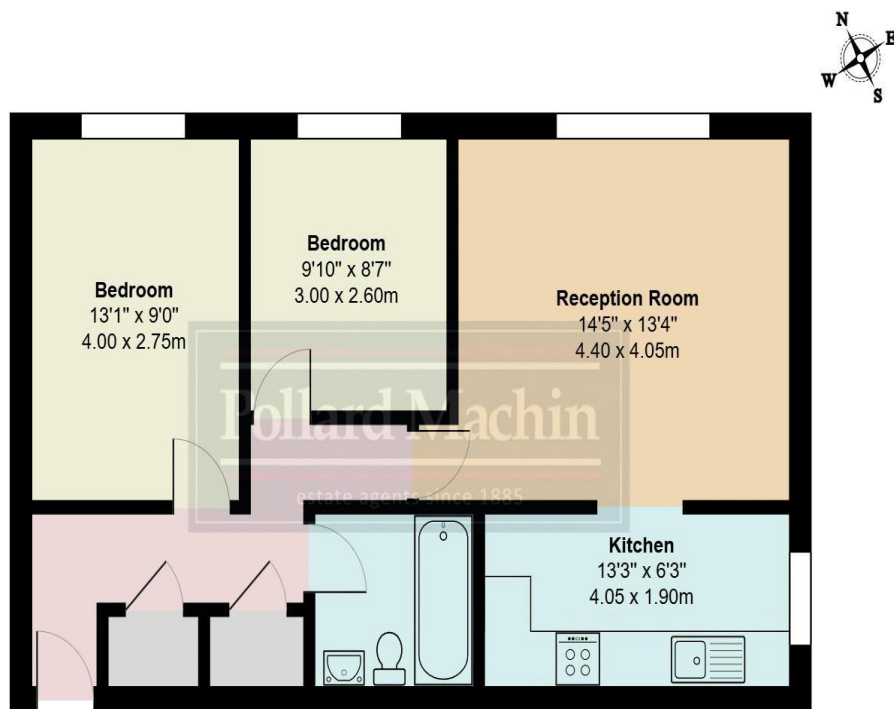
Accommodation

The property features a welcoming entrance hall leading to a generously sized reception room providing an excellent space for both relaxing and dining. There are two well-proportioned bedrooms. The separate kitchen is well positioned and provides a practical space for everyday cooking, while the property also benefits from a family bathroom and useful hallway space. Presented in good order throughout the property offers a comfortable and practical layout making it an appealing choice for first-time buyers, downsizers and investors alike.

Location

Montana Close is situated in a convenient residential setting within Sanderstead - South Croydon with a range of local amenities, shops, cafés and everyday facilities available nearby. The area is particularly well placed for commuters with Sanderstead and Purley Oaks railway stations within walking distance, offering regular services towards London and surrounding areas.





Ground Floor

Montana Close, South Croydon, CR2
Approx. Gross Internal Area 651sq ft / 61sq 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 shown.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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

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

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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