

SOLD



Harewood Gardens, Sanderstead

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £450,000

MARTIN&CO



Harewood Gardens, Sanderstead

- Three Bedroom Semi -Detached House
- Two Reception Rooms
- In Need of Updating
- Potential to Extend
- Gas Heating
- No Chain
- Close to Local Shops

This three-bedroom semi-detached home, located in the sought-after Sanderstead Village, presents an excellent opportunity for buyers looking to modernise and add value.

In need of refurbishment, the property offers well-proportioned accommodation including a separate living room, dining room, kitchen, along with two double bedrooms and a smaller third bedroom. Externally, there is a side and rear garden, as well as an outbuilding that could be adapted for a variety of uses.

With significant potential to extend (subject to planning permission), this property is ideal for those looking to create a long-term family home. Permission was granted in 2002 (Ref 02/01404/P) for the demolition of the car port and the erection of a single/two storey side extension to include a garage, although this has now lapsed. Further benefits include off-road parking and no onward chain.

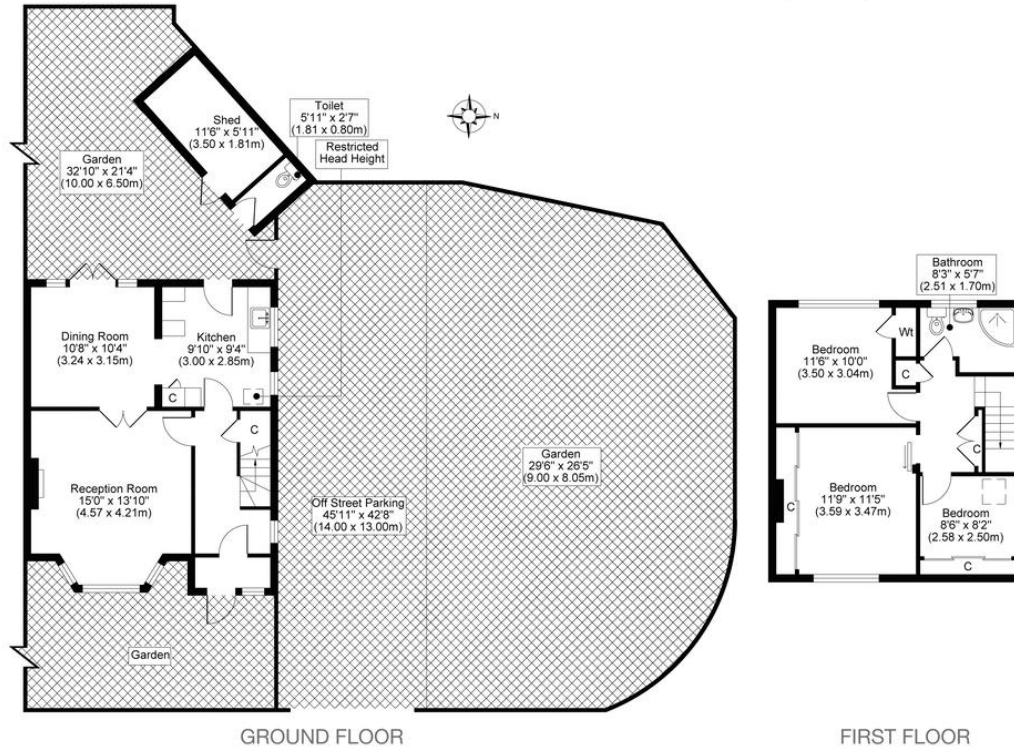
Conveniently located close to local shops and well-regarded schools, this is a fantastic opportunity in a desirable residential area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



HAREWOOD GARDENS, CR2

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1072 SQ.FT (100 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 987 SQ.FT (92 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

