

A photograph of a two-story house with a light-colored textured exterior and a dark tiled roof. The house features a white garage door on the left, a large front window with a white frame, and a dormer window on the right. A stone driveway leads to the garage. To the left of the house is a tall, dense green hedge. To the right is a brick wall with a small yellow bush. The sky is blue with white clouds.

87 Brian Avenue, Sanderstead, Surrey, CR2 9NJ

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Asking Price: OIEO £775,000

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A spacious and welcoming, four-bedroom detached house, offering approximately 1,681 sq ft of well-proportioned accommodation, together with a beautiful established rear garden, integral garage and generous off-street parking.

Situated in a popular residential part of Sanderstead, the property offers spacious, well-proportioned rooms and excellent potential for its new owner to modernise and personalise to their own style.

The ground floor features an entrance hall, two spacious reception rooms, a fitted kitchen and very useful utility room and cloakroom.

The main reception room has French doors overlooking the garden and a traditional fireplace, while the separate dining room features an attractive bay window.

Upstairs are four well-proportioned bedrooms and a family bathroom. A particular highlight is the large rear garden, with a beautiful lawn and mature planting, providing a wonderfully private and peaceful setting with plenty of space for children, entertaining and outdoor relaxation.

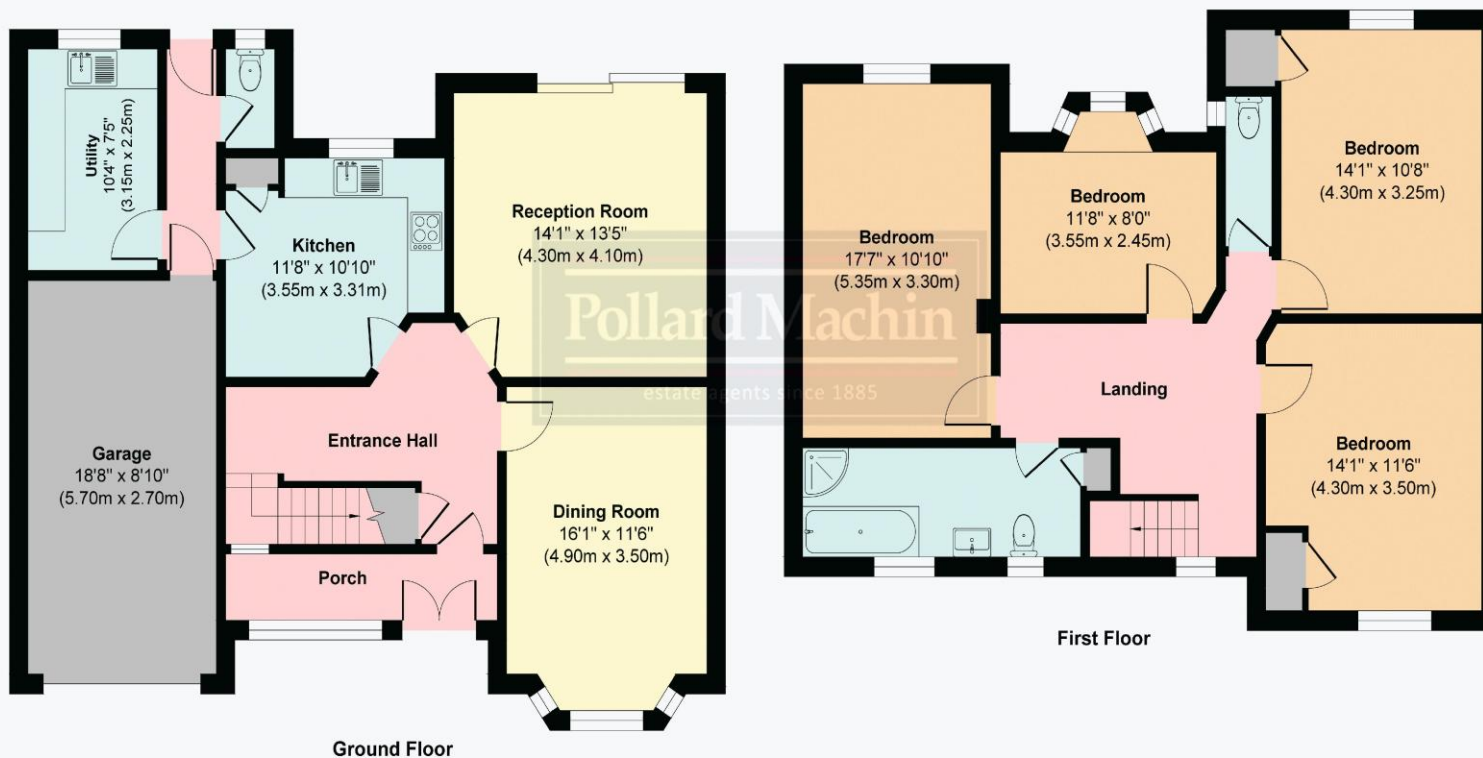
To the front, a large paved driveway provides excellent off-street parking for several cars, complemented by the integral garage.

The property is conveniently positioned for local amenities and open spaces, with Riddlesdown, Sanderstead and Purley Oaks stations all providing rail connections towards London. Central Croydon is also readily accessible, offering an extensive range of shopping, leisure and transport facilities.

0.4 miles from Riddlesdown Collegiate, 0.4 miles from Gresham Primary and 0.7 miles from Atwood Primary Academy, the house has very desirable schools nearby.

EPC rating: D





Approx. Gross Internal Area 1,681 sq. ft / 156.18 sq. 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

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.

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