



2 Therasas Walk, Sanderstead, Surrey, CR2 0AU

Pollard Machin

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Asking Price: £340,000

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A beautifully presented two-bedroom apartment, comprehensively modernised by the current owner to create a stylish and comfortable modern home.

The property has been thoughtfully updated, with quality finishes and considered detailing throughout.

The apartment comprises a spacious reception room, separate modern kitchen, two well-proportioned bedrooms and a stylish family bathroom.

Both bedrooms benefit from fitted storage, while the bright reception room provides an attractive principal living space. A particular highlight is the substantial garage room conversion, which has been transformed by the current owner into a versatile additional living area.

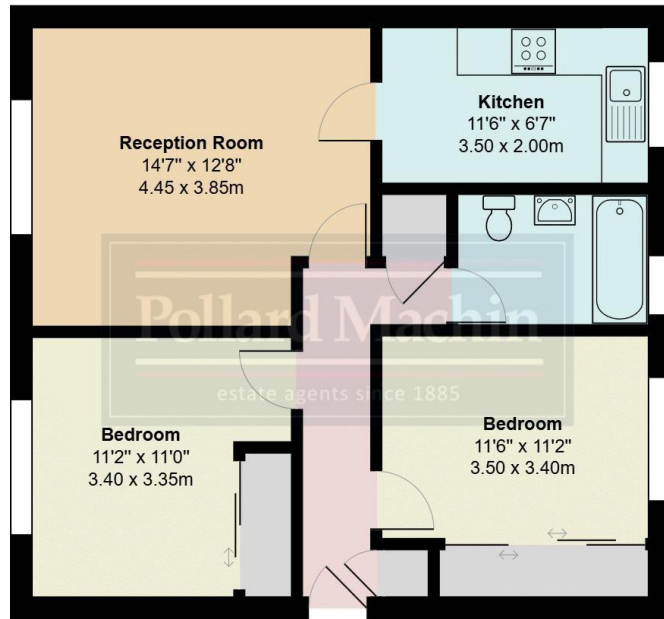
This additional space would make an excellent second reception room, home cinema, games room or home office (subject to required permissions).

The property is set within attractive communal grounds, with mature trees and lawns. The location is highly convenient, with Sanderstead railway station approximately 0.1 miles away and Purley Oaks station around 0.2 miles, providing regular services towards East Croydon and central London.

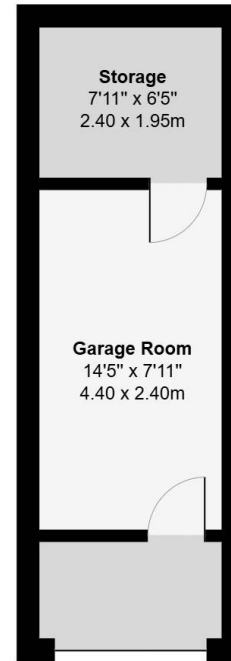
Local shops, cafés and amenities are also within easy reach, with Croydon, Purley and South Croydon providing a wider range of facilities. There is a good selection of nearby schools, including Ridgeway Primary School and Purley Oaks Primary School.

A superbly presented apartment offering flexible accommodation, an exceptional additional garage room and great transport links, amenities and local schools.

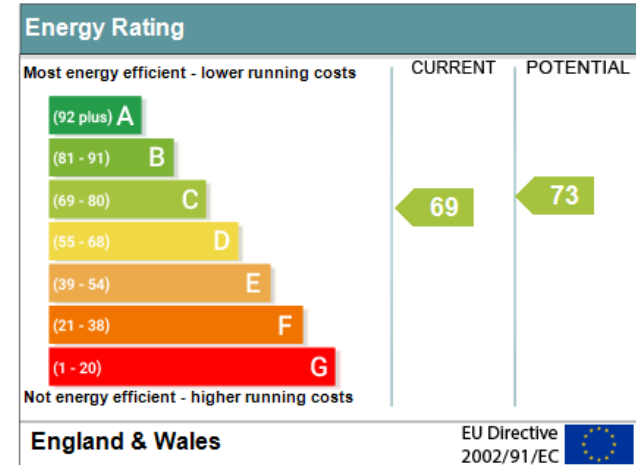




First Floor



Ground Floor



Theresa's Walk, South Croydon CR2
Approx. Gross Internal Area 656.6sq 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

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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