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Arundel Avenue | | Sanderstead | CR2 8BJ

Guide Price £900,000

Pollard Machin

estate agents since 1885

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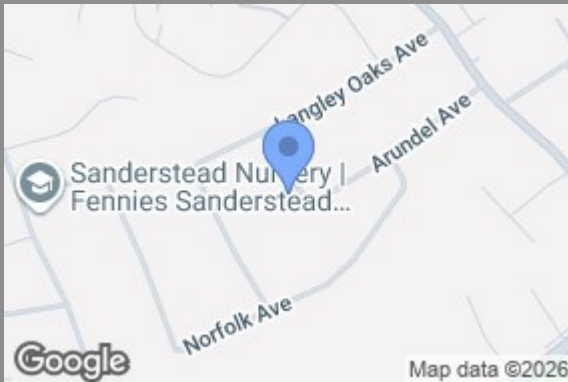
Occupying a prime position on one of Sanderstead's most desirable residential roads, this exceptional five-bedroom semi-detached family home has been thoughtfully extended and beautifully presented to provide over 1,900 sq. ft. of stylish and versatile accommodation, perfectly suited to modern family living. EPC Rating D. Council Tax Band F.

The true heart of the home is the spectacular 27ft x 25ft open-plan kitchen, dining and family room. Finished

- Five Bedrooms
- Modern kitchen / living / dining
- Close to schools
- Spectacular open plan extension
- Covered outdoor bar area
- Off street parking







Council Tax Band F **EPC Rating**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	
(81-111) 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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