



Asking Price: Offers In The Region Of £675,000
Norfolk Avenue | Sanderstead | Surrey | CR2 8BT

Pollard Machin

estate agents since 1885

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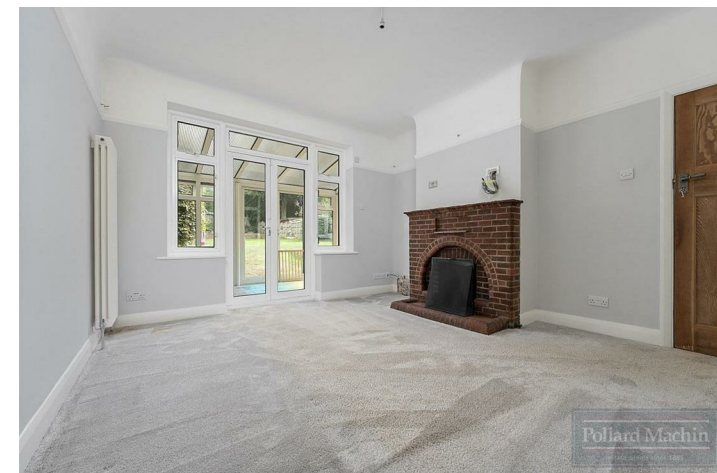
Situated in a highly popular residential road in Sanderstead, this three bedroom, two reception room, spacious family home with conservatory, integral garage and 140ft approx., southerly facing garden is offered to the market with no onward chain.

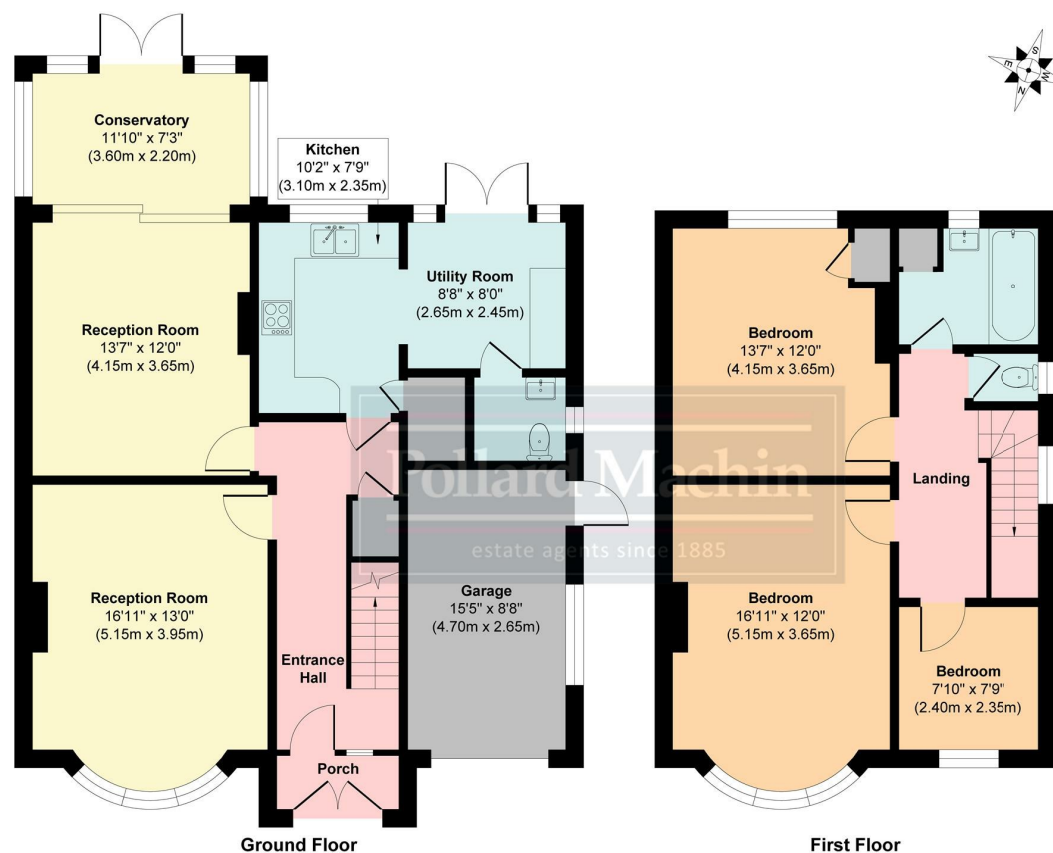
The property is approached via an entrance porch leading into the hallway. To the front is a good size reception room with a bay window, whilst to the rear is an equally good sized reception room with access through to the conservatory overlooking the garden. There is also a modern kitchen, separate utility area with access to the outside and a downstairs cloakroom.

On the first floor are two generous double bedrooms, with the main bedroom benefiting from a bay window, together with a third bedroom which could also be used as a study. There is a family bathroom with a shower over the bath, along with a separate WC.

The property also benefits from an integral garage and offers potential to extend and further improve to suit individual requirements, subject to the normal planning permissions and consents. An ideal family home in a great location.

Norfolk Avenue is conveniently located for local shops and amenities in Sanderstead, with both Sanderstead and Purley Oaks railway stations providing services into London. The area is also well served by a number of popular schools, recreational facilities and nearby open spaces. EPC Rating C. Council Tax Band E.





Norfolk Avenue, Sanderstead, CR2

Approx. Gross Internal Area 1,433 sq. ft / 133.17 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, mis-statement or use of data shown.

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

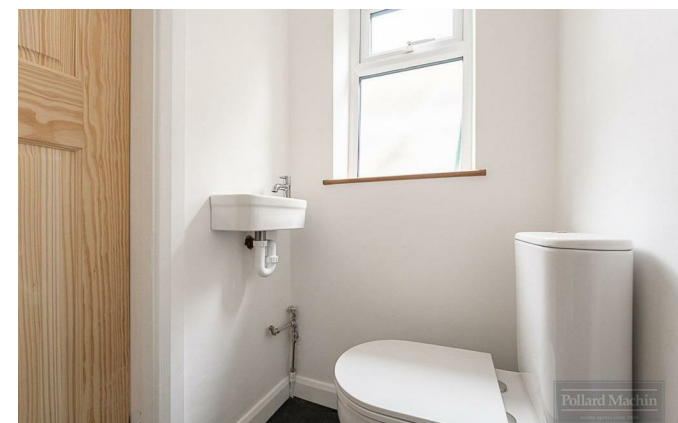
Key Features:

- No Onward Chain
- Highly Sought After Area
- 2 Generous Sized Reception Rooms
- Backs onto Sanderstead Plantation
- Potential to Extend (Subject to Planning)
- 140ft (approx) Southerly Facing Rear Garden
- Own Driveway
- 1930's Build Full of Character

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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Viewings strictly by appointment only

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