



Sanderstead Road | | South Croydon | CR2 0JP

Asking Price £485,000

Pollard Machin

estate agents since 1885

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This charming and beautifully presented three bedroom cottage is conveniently located for both Sanderstead and Purley Oaks train stations.

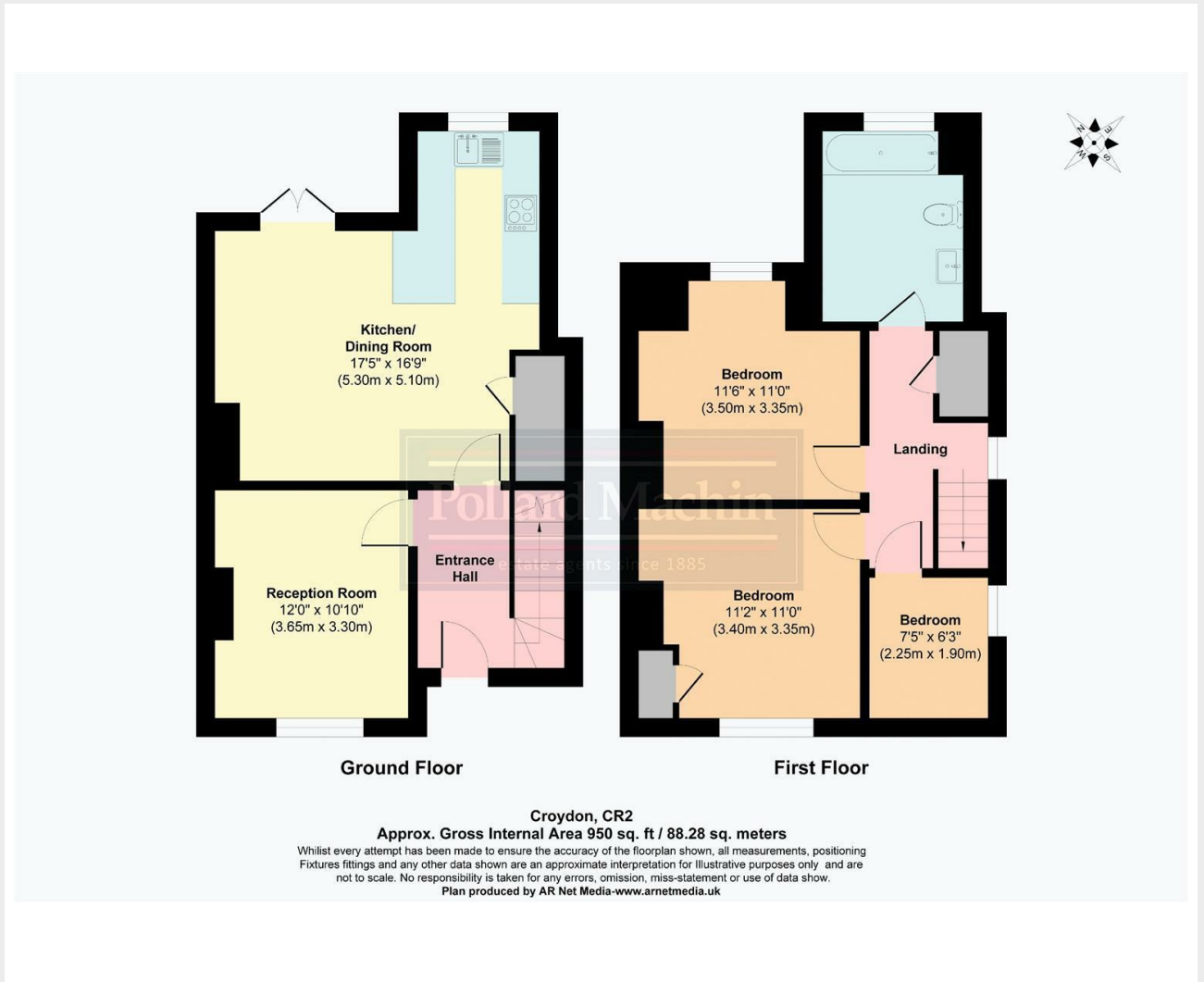
EPC Rating D. Council tax band E.

This property has undergone some recent home improvements to include a new boiler, shutters and general

- Period Three Bedroom Cottage Style House
- Open Plan Kitchen/Diner
- 80ft Rear Garden
- Convenient For Local Primary Schools
- Cosy Lounge
- New Boiler
- Private Parking
- Convenient For Two Train Stations, serving London







Council Tax Band E

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) 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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