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**146 Ridge Langley, Sanderstead, Surrey, CR2 0AS**

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146  
Ridge Langley  
Sanderstead  
Surrey CR2 0AS

Offers Over £700,000

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A substantial and well-proportioned four bedroom detached family home, offered to the market with no onward chain, ideally positioned in the sought-after Ridge Langley area of Sanderstead. EPC Rating TBC. Council Tax Band G.

This attractive property provides generous accommodation throughout, extending to approximately 1,685 sq ft, making it an ideal purchase for families looking for space and potential to further enhance.

The ground floor comprises a welcoming entrance hall, a bright and spacious 17ft reception room to the front, a separate dining room overlooking the rear garden and a well-sized kitchen/breakfast room measuring over 18ft in length. In addition, there is a useful study, perfect for home working and a convenient downstairs WC. The property also benefits from an integral garage, offering excellent storage or scope for conversion (STPP).

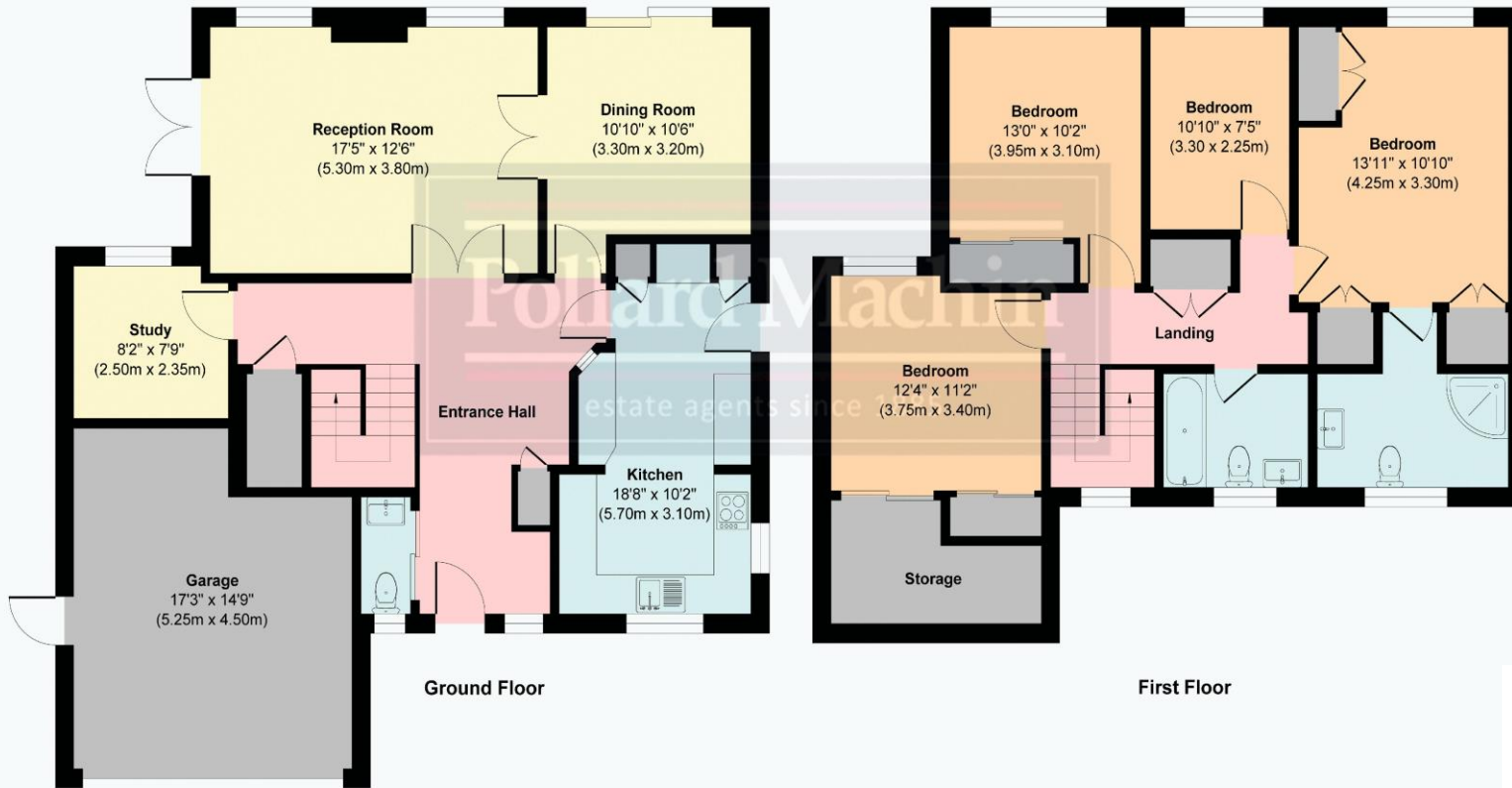
Upstairs, the first floor offers four well-proportioned bedrooms, including a generous principal bedroom with en suite, along with a family bathroom ideal for busy households.

Externally, the property enjoys a good size private rear garden, perfect for entertaining and family use, along with a driveway to the front providing off-street parking.

Further benefits include excellent scope to modernise and extend (subject to planning permission), allowing buyers to add significant value and tailor the home to their own tastes.

Situated in a popular residential location, the property is conveniently placed for well-regarded schools, local amenities and transport links. Early viewing is highly recommended.





Ground Floor

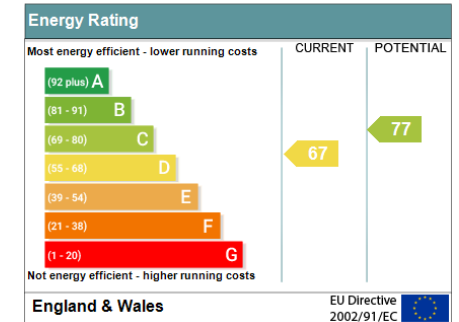
First Floor

**Ridge Langley, South Croydon, CR2**  
**Approx. Gross Internal Area 1,685 sq. ft / 156.56 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](http://www.arnetmedia.uk)

Address: 146 Ridge Langley, SOUTH CROYDON, CR2 0AS  
 RRN: 0380-2037-4640-2726-8155



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.





**Viewings Strictly by Appointment Only**

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