



11 The Woodfields, Sanderstead, Surrey, CR2 0HG

**Pollard Machin**

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The Woodfields  
Sanderstead  
Surrey CR2 0HG

Guide Price £650,000

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Extended Three Bedroom Semi-Detached Home with Driveway and Generous Rear Garden. EPC Rating D. Council Tax Band E.

Situated in a popular residential location, this extended three bedroom semi-detached house offers well-proportioned accommodation, a private driveway and a good size rear garden, making it an ideal opportunity for families or buyers looking to create a long-term home.

The ground floor provides a spacious reception room to the front of the property, perfect for relaxing or entertaining, alongside a separate dining room which flows into the extended kitchen. The kitchen offers ample space for modernisation and reconfiguration, with the added benefit of a separate utility room and ground floor WC. Internal access to the garage further enhances the practicality of the layout.

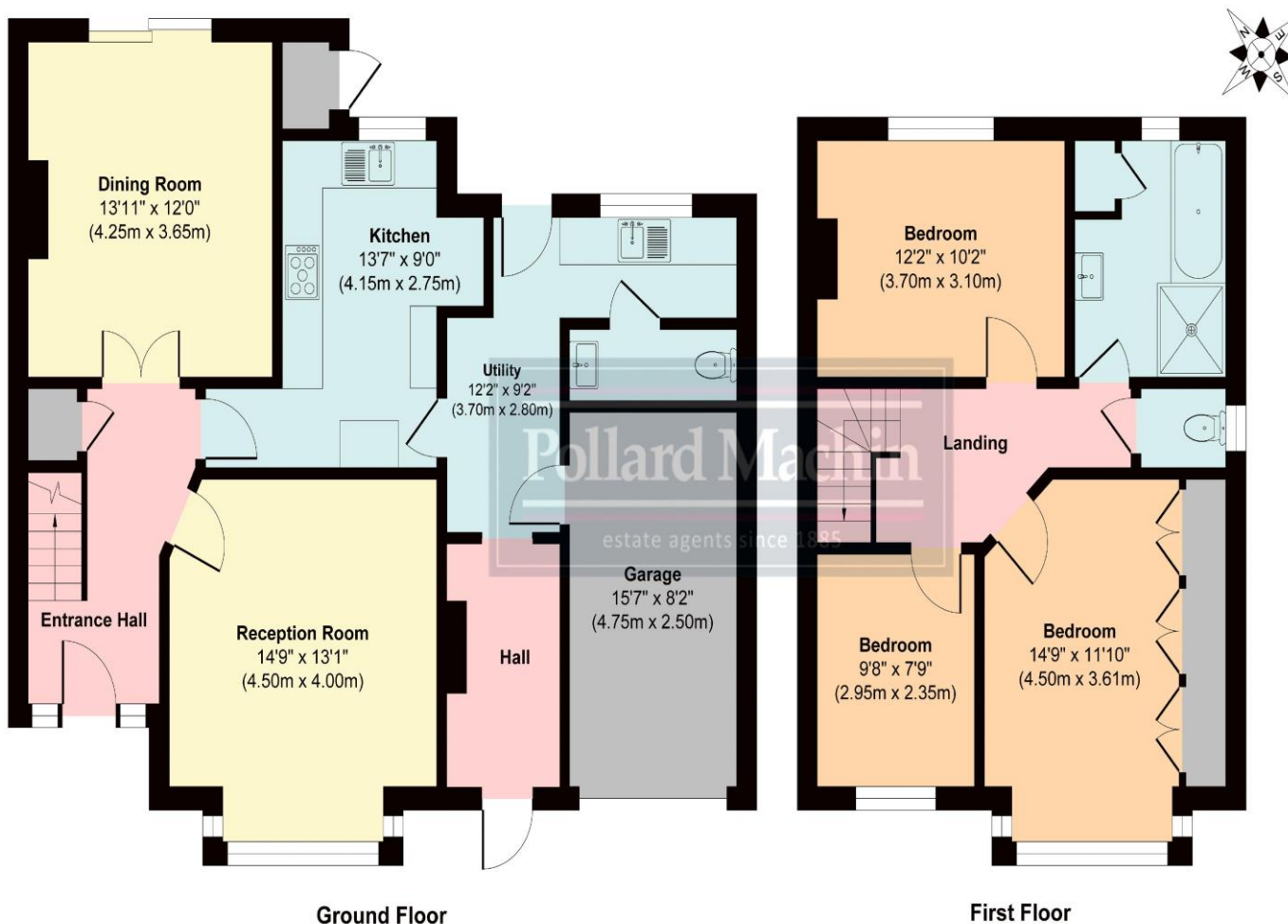
Upstairs, the first floor comprises three bedrooms, including two generous doubles and a third well-proportioned room ideal as a child's bedroom or home office. The accommodation is completed by a family bathroom and separate WC, offering scope for updating to suit modern tastes.

Externally, the property benefits from a driveway providing off-street parking and a well-sized rear garden, offering plenty of space for outdoor dining, play or future landscaping.

The house is in need of some modernisation throughout, presenting an excellent opportunity for buyers to add value and personalise the home to their own specification.

Well located for local amenities, schools and transport links, this is a fantastic opportunity to acquire a family home with space, potential and a desirable setting.



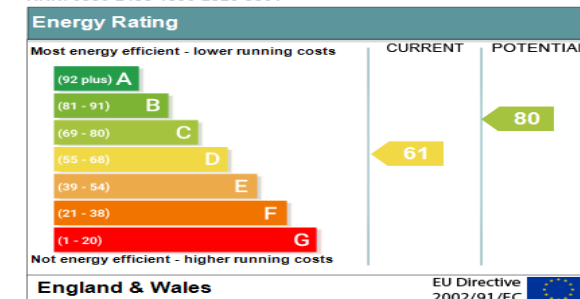


**The Woodfields, South Croydon CR2**  
**Approx. Gross Internal Area 1270sq ft / 118sq meters**

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.

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Address: 11 The Woodfields, SOUTH CROYDON, CR2 0HG  
 RRN: 0380-2458-1590-2526-3801



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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