

# FOLKLANDS



HOLMWOOD AVENUE, SANDERSTEAD

GUIDE PRICE £479,950





















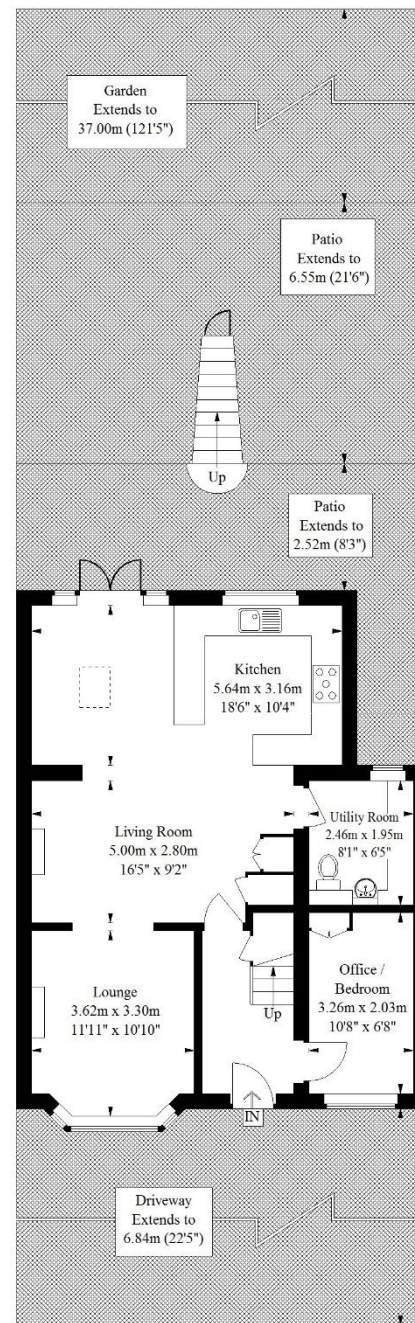




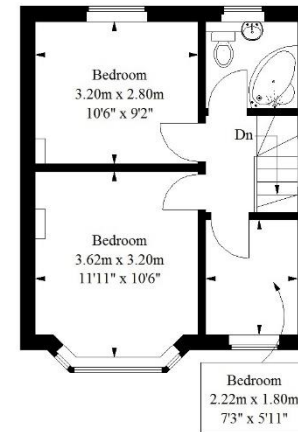


## Holmwood Avenue, Sanderstead

Approximate Gross Internal Area  
101.1 sq m / 1088 sq ft



**Ground Floor**  
68.5 sq m / 737 sq ft



**First Floor**  
32.6 sq m / 351 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansSketch.com © 2018 (ID 419959)



- ❖ EPC EER C
- ❖ THREE/ FOUR BEDROOM SEMI-DETACHED HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ 150' TIERED REAR GARDEN
- ❖ DOWN STAIRS WC & UTILITY ROOM
- ❖ LARGE EXTENDED KITCHEN/ DINING ROOM
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LESS THAN ONE MILE TO RIDDLESDOWN TRAIN STATION
- ❖ WITHIN 0.3 MILES OF BOTH ATWOOD & GRESHAM PRIMARY SCHOOLS
- ❖ 0.4 MILES FROM THE HIGHLY REGARDED RIDDLESDOWN COLLEGIATE



A well presented three/ four bedroom semi-detached family home situated within this popular residential cul-de-sac which sits on the edge of Sanderstead Village and local woodland. Conveniently located the property falls 0.9 miles from Riddlesdown train station which offers a fast service to London Victoria in just 26 minutes, a direct service to St. Pancras in 40 minutes and connections to London bridge via East Croydon.

This spacious home benefits from both a side extension and a large kitchen/ dining room extension, boasting a down stairs WC/ Utility room and a fourth bedroom/ home office.

The property further benefits from off road parking for two cars, is fully double glazed and has a modern Worcester/Bosch combi boiler. The accommodation comprises two double bedrooms, a single third bedroom, a stylish recently re-fitted three piece bathroom suite, a large loft space, a separate bay fronted living room, a large open plan dining room, bedroom four/ office, and a spacious kitchen/ breakfast room with patio doors leading onto the private rear garden. Extending to approximately 150' the garden offers a small patio beyond the kitchen with stairs leading to a landscaped terrace area and an elevated lawn featuring two garden sheds.

Furthermore, this property benefits from being superbly located for access to both Gresham & Atwood Primary Schools and the highly regarded Riddlesdown Collegiate secondary school. Additionally the local shops & cafes of Sanderstead Village are only a short stroll from the property along with the Waitrose supermarket.

