

# FOLKLANDS



JORDAN CLOSE, SANDERSTEAD  
GUIDE PRICE £575,000



















# Jordan Close, Sanderstead

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft  
Double Garage = 24.6 sq m / 265 sq ft  
Total = 132.7 sq m / 1428 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 425906)







- ❖ EPC EER D
- ❖ FOUR BEDROOM DETACHED BUNGALOW
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ DOUBLE GARAGE & DRIVEWAY
- ❖ LARGE SECLUDED REAR GARDEN
- ❖ 0.8 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ CHAIN FREE
- ❖ NEW ROOF & RAIN WATER GOODS IN 2017
- ❖ WELL MAINTAINED



**\*\* Chain Free \*\*** A four bedroom detached bungalow situated within this quiet cul-de-sac in the heart of leafy Sanderstead, conveniently located 0.8 miles from Sanderstead train station and a short walk to the 403 bus stop which provides frequent services to both Croydon town centre and Warlingham.

Sat on a large plot, this well maintained property benefits from having had a new roof & guttering fitted in 2017, enjoys a large rear garden and boasts a double garage & driveway.

The accommodation comprises three double bedrooms, bedroom four/ study, a bathroom & separate WC, an en-suite shower room to the master bedroom, a spacious 20' living room, a separate dining room, a 13' fitted kitchen and a large secluded rear garden with access to the double garage.

Furthermore, this property is a short distance from Sanderstead village with its array of shops, boutiques & cafes and within easy reach of the local convenience stores in the Elmfield way shopping parade. The property has also fallen into the catchment for the highly regarded Ridgeway & Gresham primary schools for each of the last 5 years ([www.schoolcatchment.co.uk](http://www.schoolcatchment.co.uk)).

