



159 Mitchley Avenue, Sanderstead, Surrey, CR2 9HP

Pollard Machin
estate agents since 1885

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Offers in Excess of £850,000

Description

A well-presented five-bedroom detached family home boasting approximately 2146 square feet internally. The property is situated within the Sanderstead/Riddlesdown borders with a mix of good local schools nearby.

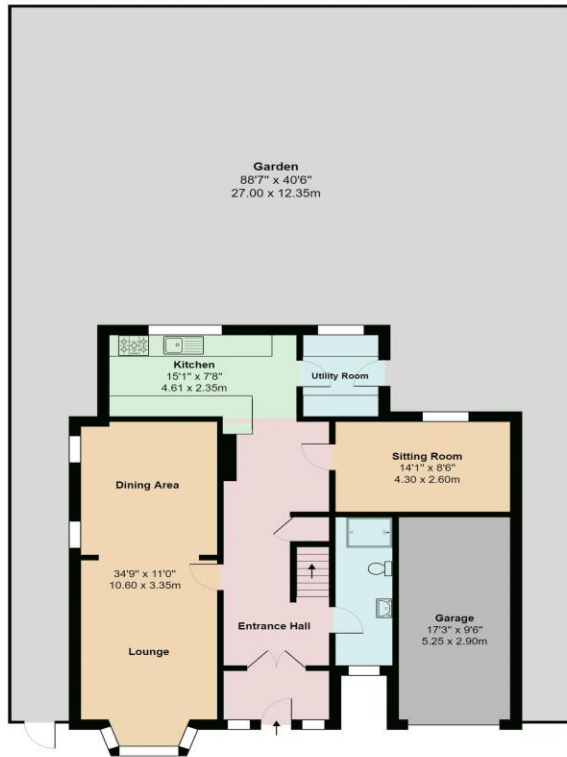
Accommodation

The ground floor comprises of porch area, entrance hall, open-plan lounge/dining room, sitting room, modern fitted kitchen with integral appliances, utility room and downstairs shower room. Upstairs benefits from large master bedroom with en suite bathroom, two further double bedrooms, two large single bedrooms, family bathroom and additional separate WC. Four of five bedrooms include fitted wardrobes, the current vendors have kept the property to a beautiful standard and the property is offered with no chain. The rear garden is well maintained with patio areas ideal for entertaining, while the remainder is laid to lawn and tiered. There is ample parking to front for several cars on the block paved driveway with additional garage.

Location

Mitchley Avenue is within reach of open countryside, Riddlesdown Common, the local parade of shops, bus service, Riddlesdown Station, tennis, golf and cricket clubs, Riddlesdown Collegiate, a choice of infant and junior schools, churches together with the more comprehensive range of amenities in both Sanderstead and Purley.





Ground Floor



First Floor

Mitchley Avenue, South Croydon CR2
Gross Internal Area 2146sq ft / 199.4sq 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 shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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