



116 Limpsfield Road, Sanderstead, Surrey, CR2 9EF

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Guide Price £685,000

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Description

A well presented four bedroom semi detached family home boasting 1625 square feet of internal accommodation over three floors, large driveway with garage and approx. 108 ft garden. Located close to Sanderstead village with a good mix of shops including Waitrose and Atwood primary school. EPC Rating C. Council Tax Band E.

Accommodation

The property comprises; Entrance hall with downstairs cloakroom, front living room with feature fireplace, large open plan kitchen diner with modern fitted kitchen with integral appliances and bi fold doors to garden. The first floor consists of two double bedrooms, further single bedroom/study and family bathroom with modern four piece suite. The top floor features the master bedroom with Juliet balcony, vast eaves storage and en suite shower room. The rear garden is a good size, mainly laid to lawn with patio area for entertaining, to the back of the garden sits a fully insulated garden office with electric. The front provides ample parking for several vehicles with an electric charger and garage.

Location

Located along the Limpsfield Road adjacent to Atwood Primary school being within reach of a choice of tennis, cricket and golf clubs together with churches, a further choice of schools in both the private and state sectors, bus services to Croydon, Purley, Warringham and Selsdon, Waitrose and walks in Kings Wood.





Limpsfield Road, South Croydon, CR2
Gross Internal Area 1625sq ft / 151sq 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.ar-netmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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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