



Pollard Machin  
**SOLD**

16 Briton Hill Road, Sanderstead, Surrey, CR2 0JL

**Pollard Machin**  
estate agents since 1885

16

Briton Hill Road  
Sanderstead  
Surrey CR2 0JL

£600,000

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### Description

#### IN NEED OF MODERNISATION

A spacious three bedroom semi detached family home boasting 1630 square feet internally, the property is being offered to market for the first time in 62 years having been lovingly maintained by the family over the years. EPC Rating D. Council Tax Band F.

### Accommodation

The property comprises; Entrance hall, front living room with bay window, dining room with feature fireplace and access to lean to, kitchen with utility area, additional lean to and downstairs cloakroom. Upstairs offers three bedrooms with family bathroom. The rear garden enjoys beautiful views and measures approximately 131ft x 30ft with several shrub and plant areas in addition to several storage outbuildings. The front provides parking for two vehicles and access to the garage.

### Location

Briton Hill Road is located off Sanderstead Hill being within reach of Sanderstead Village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham.

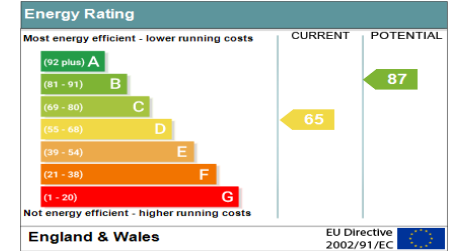




**Briton Hill Road, South Croydon, CR2**  
**Gross Internal Area 1630sq ft / 151.5 sq meters**  
(outbuildings included in total sq ft)

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

Address: 16 Briton Hill Road, SOUTH CROYDON, CR2 0JL  
 RRN: 2694-3035-5202-2814-2204



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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