



Donkey Down, Hook Hill, Sanderstead, Surrey, CR2 0LA

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Sanderstead
Surrey CR2 0LA

£1,175,000

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Description

A well-presented five/six-bedroom detached family home recently undergone full refurbishment with addition of first floor, boasting an impressive 2956 square feet internally. The property occupies an elevated position in a private enclave convenient for Sanderstead station. Council tax band G. EPC Rating C.

Accommodation

Ground Floor – Spacious hallway with stairs to first floor, living room with bifold doors-pitched ceiling and Velux windows, large kitchen/breakfast room featuring bifold and French doors with centre island to include granite worktops and integral high-end appliances, dining room with access to utility room, downstairs bedroom with private balcony and shower room perfect for an au pair, further bedroom/study and downstairs cloakroom.

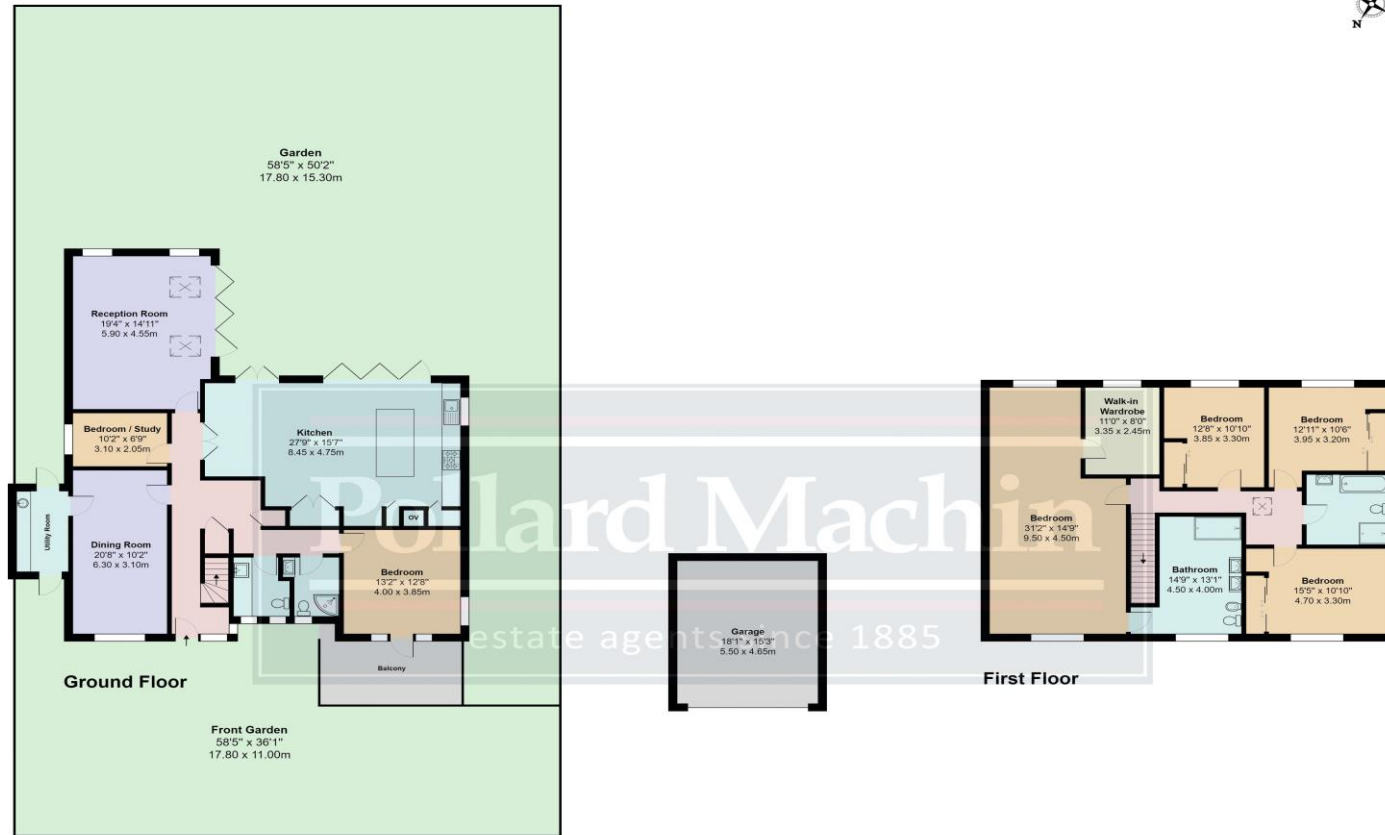
First Floor – Impressive master bedroom with walk in wardrobe (potential for amending to bedroom) and large en suite shower room featuring double sink, three further double bedrooms with fitted wardrobes and family bathroom with modern four piece suite.

Outside - Private secluded rear garden with a patio area ideal for entertaining including six seater hot tub, the remainder is laid to lawn with several sheds. The front provides ample of street parking in addition to the double garage, landscaped area and stairs leading to front door.

Location

Donkey Down was originally constructed circa 1970s by messers Holbrook being situated in an enclave off Hook Hill with a path leading to Sanderstead Road and within reach of the local parade of shops, The Ridgeway school, churches, Sanderstead station, a choice of tennis, cricket and golf clubs together with bus services into Croydon and Sanderstead.





Hook Hill, South Croydon, CR2
Gross Internal Area 2956sq ft / 274.6sq 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	75 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.





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