

Guide Price £600,000



Description

No Onward Chain - An attractive 3 bedroom, 2/3 reception room 1930's built semi detached house offering a 100' mature garden and potential to substantially extend stpp. Sought after residential road within reach of The Ridgeway school and Sanderstead or Purley Oaks stations.

Accommodation

Entrance Porch: 15' Reception Hall with oak front door: Shower Room/ WC: 13'4x13'3' Lounge to the front with deep bay window: 13'3x13' Dining Room to the rear opening into 14'2x9' Family Area with access leading out onto the patio and garden beyond: Fitted Kitchen with built in oven, hob, extractor and space for appliances: Spacious Landing: 3 Good Sized Bedrooms featuring a 13'4x13'3 master and 11'7x7'2 smallest: Family Bathroom with shower over bath: Separate WC: Gas Central Heating: Double Glazing: Garage: Off Street Parking: 100' Mature Garden with patio area and side access: There is potential to substantially extend the property stpp.

Location

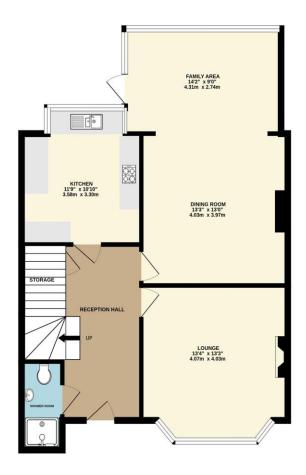
Farm Fields is a sought after tree lined residential road located off Sanderstead Hill within reach of Atwood, Gresham and Ridgeway schools together with a choice of cricket and golf clubs, tennis courts, churches, Sanderstead library, bus services to the surrounding areas, Purley Oaks and Sanderstead stations and walks in Wettern Gardens and Purley Beeches.



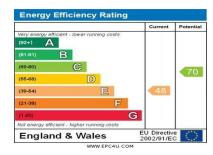












TOTAL FLOOR AREA: 1344 sq.ft. (124.8 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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