



57 Kendall Avenue South, Sanderstead, Surrey, CR2 0QR

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Kendall Avenue South  
Sanderstead  
Surrey CR2 0QR

Guide Price £700,000

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### Description

A well presented and spacious four bedroom semi detached house boasting 1410 square feet internally and driveway with garage to rear. Conveniently located close to a mix of stations providing easy access to London. EPC Rating C. Council tax band F.

### Accommodation

The property comprises; Spacious entrance hallway with downstairs cloakroom, living room with feature fireplace and bay window, open plan kitchen/diner with modern fitted kitchen with integral appliances and breakfast island. Upstairs features two double bedrooms with fitted wardrobes, two further bedrooms and modern family bathroom. The garden is mainly laid to lawn with a large patio area perfect for entertaining, for your parking needs there is ample parking to front on the block paved driveway in addition to the garage to rear.

### Location

Kendall Avenue South is a tree lined road situated within easy reach of Purley Oaks and Sanderstead stations. Bus services provide access into Croydon, Selsdon and Purley with their ranges of shops, bars and restaurants. A choice of tennis, golf and cricket clubs can be found locally, in particular Penwortham Tennis Club together with churches and a good selection of both private and state schools.





Kendall Avenue South, South Croydon, CR2  
 Gross Internal Area 1410sq ft / 131sq 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, mis-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		81 B
69-80	C	69 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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