



64 Church Way, Sanderstead, Surrey, CR2 0JR

Pollard Machin
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Offers in Excess of £750,000

Description

NO ONWARD CHAIN A spacious and well presented four bedroom detached family home boasting 1462 square internally, situated on popular Church Way within close proximity to Sanderstead village. EPC Rating D. Council Tax Band G.

Accommodation

The property briefly comprises; Spacious entrance hall with reception area and downstairs cloakroom, living room with doors opening to L shaped dining room, modern refitted kitchen and study/downstairs bedroom. Upstairs features a master bedroom with en suite shower room, further three good size bedrooms and modern family bathroom. The rear garden measures just over 105ft long with a raised patio area ideal for entertaining leading down to a shingle area and large lawn with shrub and plant areas.

Location

Situated within close proximity of Sanderstead Village with the village pond, recreational park, a selection of local shops including Waitrose, local reputable schools including Ridgeway, Gresham and Atwood and a choice of tennis, cricket and golf clubs in the local area. Sanderstead and Purley Oaks stations are just over a mile from the property and can be reached via several bus routes.





Church Way, South Croydon, CR2
Approx. Gross Internal Area 1,462 sq. ft / 135.87 sq. 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 show.
 Plan produced by AR Net Media-www.arnetmedia.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 61 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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