



27 Sundown Avenue, Sanderstead, Surrey, CR2 0RQ

**Pollard Machin**  
estate agents since 1885

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Offers in Excess of £700,000

### Description

No Onward Chain - An attractive and beautifully presented Tudor style 1930's Truett & Steel built 3 bedroom semi detached house featuring an established 110' westerly aspect garden, 17'6" lounge, 15'x13' dining room, fitted kitchen, conservatory and cloakroom. No Onward Chain.

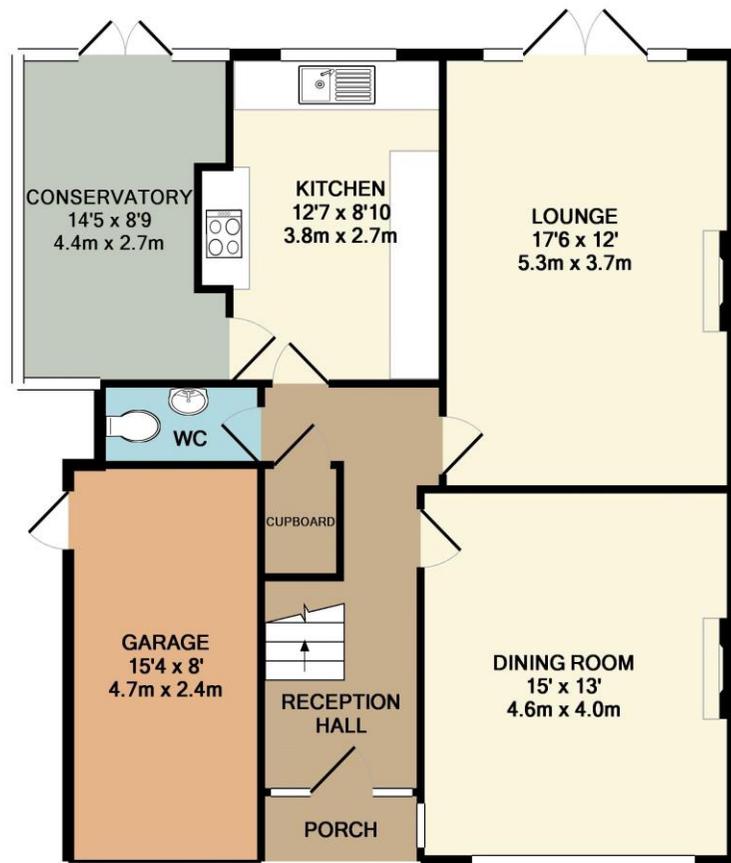
### Accommodation

Recessed Entrance Porch: Reception Hall with woodblock flooring and panelled balustrade: 17'6" Lounge with double glazed double doors onto the deck and garden: 15'x13' Dining Room with fireplace and leaded light top light double glazed windows: 12'7" Fitted Kitchen with hob, oven, extractor, free standing washing machine and fridge/freezer: Conservatory: Cloakroom: 3 Bedrooms with a 15'x12' master and deep double glazed square bay window to the third: Spacious Bathroom with independent shower cubicle: Gas Central Heating: Double Glazing: 110' Westerly Aspect Garden with decked and patio areas, side access and greenhouse: Garage: Own Driveway with ample parking.

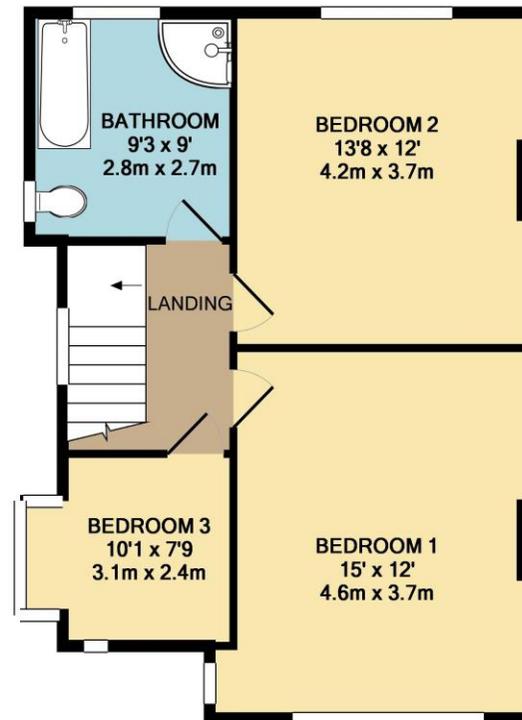
### Location

Sundown Avenue is a sought after residential road being within reach of Atwood, Gresham and Ridgeway schools together with a choice of tennis, cricket and golf clubs, churches, Sanderstead library, bus services to the surrounding areas, Purley Oaks and Sanderstead stations and walks in Wettren Gardens and Purley Beeches.





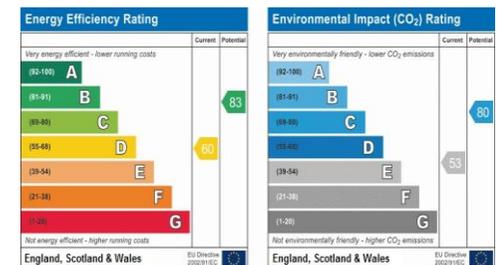
GROUND FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewings Strictly by Appointment Only

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