



5 Mitchley Hill, Sanderstead, Surrey, CR2 9HE

Pollard Machin
estate agents since 1885

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Offers in Excess of £650,000

Description

NO ONWARD CHAIN - Village Location - An impressive 3 bedroom detached bungalow situated in the heart of Sanderstead Village being on a level plot and having 2 reception rooms, impressive 23'7 lounge, 30'1 garage and off street parking. The property does require modernisation.

Accommodation

Spacious 30'1 Reception Hall: Impressive 23'7 Triple Aspect Lounge with glazed patio doors leading to garden: 11'8 Dining Room opening into lounge: Conservatory with access into garden and garage: 12'5x10'10 Kitchen with space for appliances: Utility Room with larder cupboard and side access: 3 Good Sized Bedrooms with the master being 12'10x12': Family Bathroom & Independent Shower Room: 30'1 Garage: 95' Rear Garden with side access: Gas Central Heating: Double Glazing: Off Street Parking.

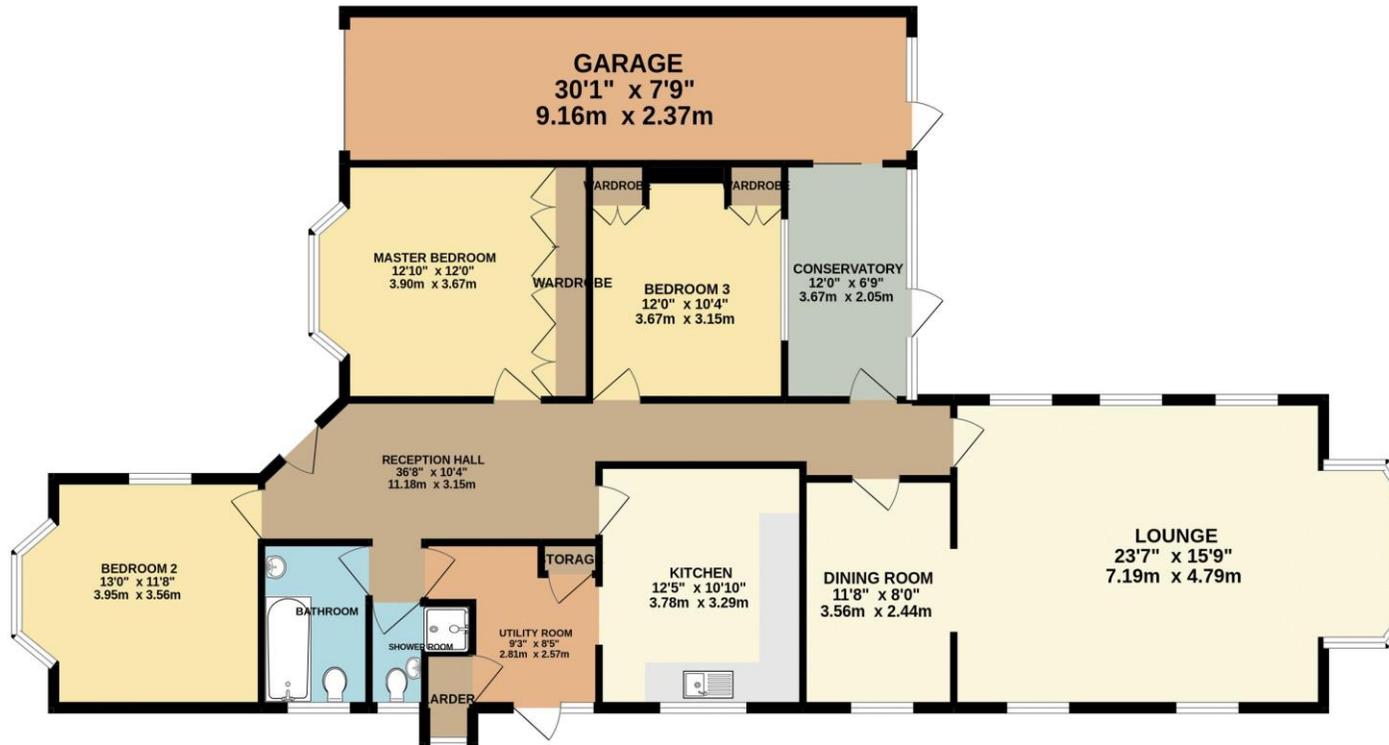
Location

Conveniently located along Mitchley Hill just in from Limpsfield Road being within level walking distance to Sanderstead Recreation Park and Waitrose. The property is within reach of Gresham, Atwood and Riddlesdown schools together with Sanderstead Village parade, the local cricket, golf and tennis clubs and bus services to Warlingham, Croydon, Selsdon and Purley.



GROUND FLOOR

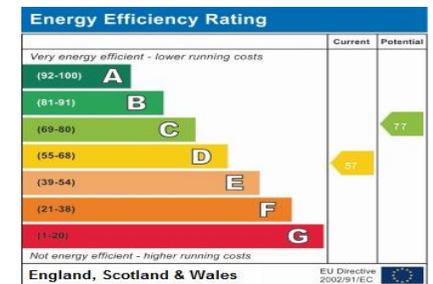
1657 sq.ft. (154.0 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

Whilst 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.





Viewings Strictly by Appointment Only

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