



50 Ewhurst Avenue, Sanderstead, Surrey, CR2 0DJ

Pollard Machin
estate agents since 1885

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Surrey
CR2 0DJ

£695,000

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Description

Convenient for Ridgeway School in sought after tree lined residential road - A beautifully presented 3 bedroom, 2 reception room detached family residence featuring a 16'9 lounge, a beautifully appointed fitted kitchen and 176' rear garden. EPC Rating E.

Accommodation

Recessed Entrance Porch: Reception Hall: 16'9 triple aspect lounge featuring a beautiful gas fireplace with granite hearth/marble surround and glazed patio sliders to garden: 12'3x11'3 Dining area with a with bay window: Well Appointed Kitchen with built in oven, hob, extractor, microwave and fridge/freezer: 3 Bedrooms with the Master being 14'8x9'3 and the smallest being 11'5x7'8 with them all having fitted wardrobes: Gas Central Heating: Double Glazing: Beautiful 176' Garden with side access, patio area: Garage: Own Driveway.

Location

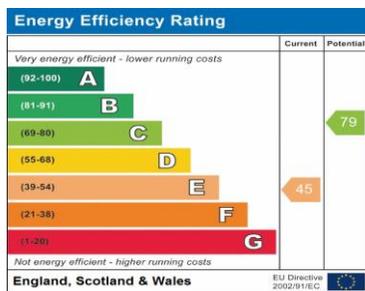
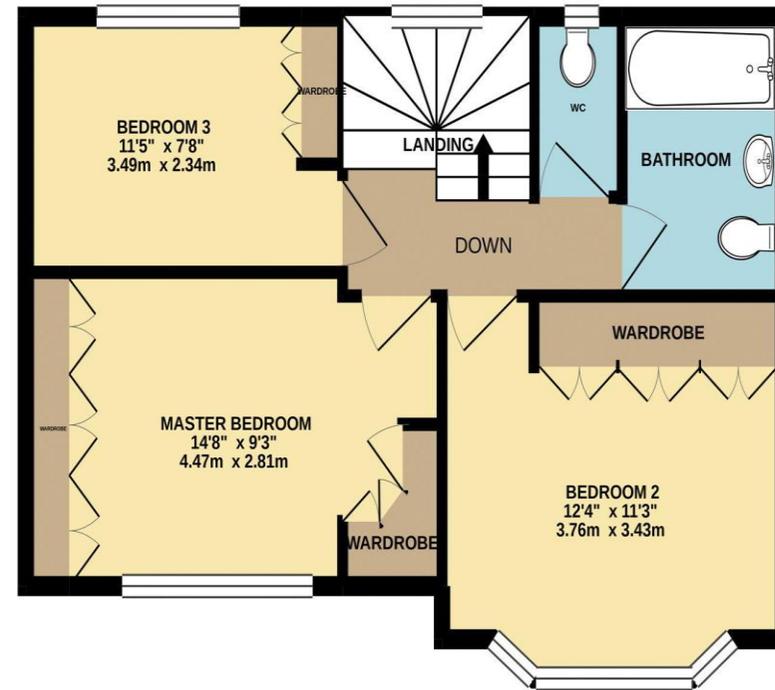
Ewhurst Avenue is located off Arkwright Road being within reach of the local parade of shops in Elmfield Way, Ridgeway school, Sanderstead station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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