



12 Morley Road, Sanderstead, Surrey, CR2 0EN

Pollard Machin

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Morley Road
Sanderstead
Surrey CR2 0EN

Offers in Excess of £800,000

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Description

A well presented and spacious four bedroom detached family home boasting a large rear garden situated on a popular tree lined residential road of South Croydon. The property features off street parking for several vehicles and an integral garage. EPC rating D

Accommodation

Downstairs comprises of entrance hall, living room opening to family room, open plan modern kitchen with marble worktops, integral appliances and boiling water tap. dining room, study overlooking the garden, plumb ready utility room and downstairs cloakroom. Upstairs offers a generous size master bedroom with vast fitted wardrobes in addition to an en suite shower room, two further good size double bedrooms, large single bedroom and family bathroom with modern three piece suite. The large rear garden features a patio are perfect for entertaining, the remainder laid to lawn with a log cabin situated at the end of the garden. For your parking needs the front offers parking for several vehicles on the block paved driveway with access to the integral garage.

Location

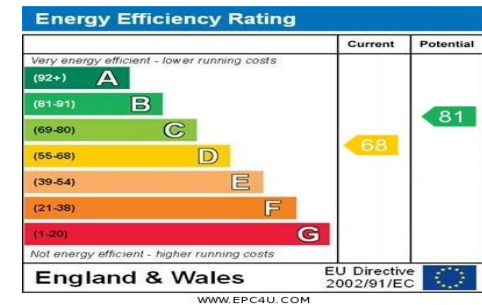
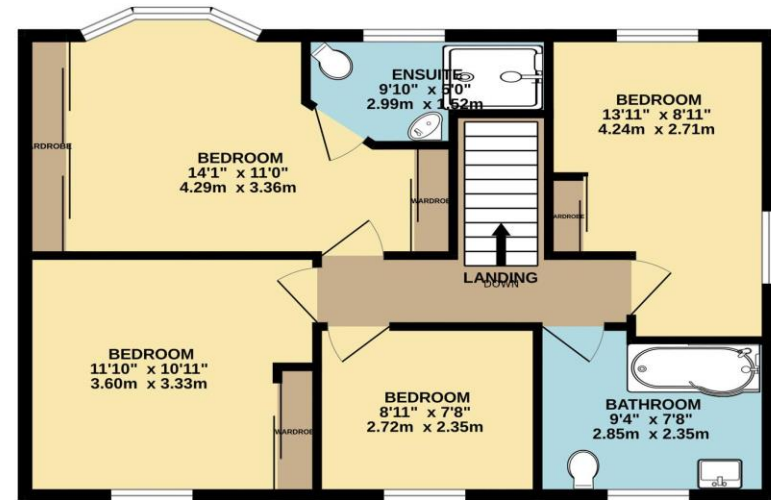
Located along Morley Road, a turning off The Ridgeway, being within reach of the local parade of shops in Elmfield Way, Ridgeway Primary School, Sanderstead Station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.



GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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.

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