



20 Riding Hill, Sanderstead, Surrey, CR2 9LN

Pollard Machin
estate agents since 1885

Pollard Machin
FOR SALE
020 8637 4666

20

Riding Hill
Sanderstead
Surrey CR2 9LN

Guide Price £600,000

Pollard Machin

estate agents since 1885

****CHAIN FREE****

Description

A three-bedroom detached family home boasting 1,225 square feet internally conveniently located within walking distance of Sanderstead village. The property offers scope for modernisation and extension (subject to planning). EPC Rating D. Council Tax Band F.

Accommodation

The property briefly comprises; Entrance porch, hallway with downstairs WC, generous size living room, kitchen overlooking garden, utility room and separate dining room. Upstairs provides two good size double bedrooms, third small double/study and family shower room.

The garden is mainly laid to lawn with shrub/tree borders and the remainder features a patio area ideal for entertaining. The front provides ample parking on the driveway in addition to the garage with integral access and there is well kept front lawn area.

Location

Riding Hill is a peaceful cul-de-sac adjacent to Waitrose, offering easy access to Sanderstead Village's shopping parade, where you will find a variety of local shops, cafes, and restaurants and a selection of quality schools, including Gresham and Atwood. The area is surrounded by scenic woodlands and nature reserves, ideal for outdoor enthusiasts who appreciate walking, cycling. Enjoy nearby recreational activities with tennis, golf, and cricket clubs, as well as local parks and bus services along Limpsfield Road, providing easy access to surrounding areas and connections to central London.





Ground Floor

First Floor

Riding Hill, South Croydon, CR2

Approx. Gross Internal Area 1,225 sq. ft / 113.79 sq. meters (Excluding Garage)

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		84 B
69-80	C		
55-68	D	66 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

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

Selling exclusive homes throughout Surrey

Pollard Machin
estate agents since 1885

