



1 Briton Close, Sanderstead, Surrey, CR2 0JH

Pollard Machin
estate agents since 1885

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Surrey
CR2 0JH

Guide Price £650,000

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Description

An impressive and extended 5 bedroom semi-detached house located on a popular residential area. Nestled in a quiet and leafy cul de sac, the property features 2 reception rooms, bathroom and separate en-suite shower room, west facing rear garden, off street parking for ample cars and spacious 20'x11'8 Lounge.

Accommodation

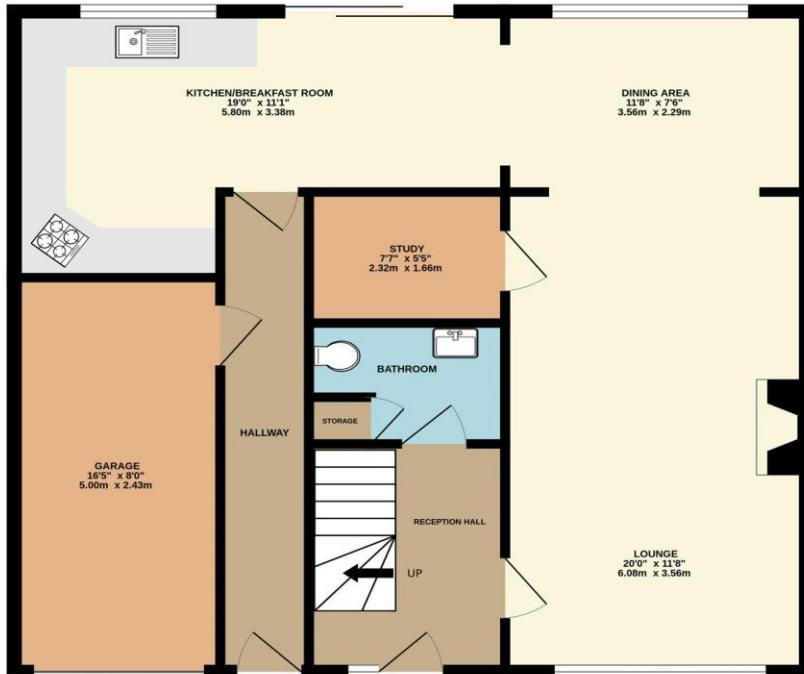
Reception Hall with Cloakroom and storage: 20' Through Lounge with opening into dining area with patio: Spacious 19'x11' Kitchen/Breakfast Room with built in oven, hob, extractor with space for appliances and patio sliders leading to garden: Landing: 5 Good Sized Bedrooms featuring a 16'1 Master Bedroom with en-suite shower room and the smallest bedroom being 9'7x7'7: Family Bathroom: Mature West Facing Rear Garden with patio area, shed: Garage: Off Street Parking for ample cars: Double Glazing: Gas Central Heating.

Location

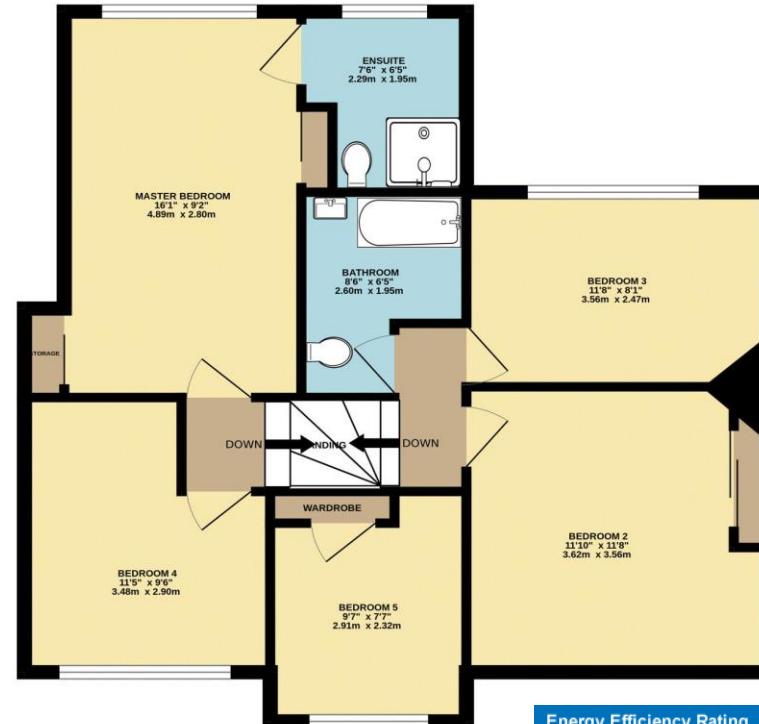
Briton Close is within reach of Sanderstead village and pond, Gresham, Atwood and The Ridgeway schools, both Sanderstead and Purley Oaks stations, a choice of golf, tennis and cricket clubs together with Waitrose and bus services into Croydon, Purley, Selsdon and Warlingham.



GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
69	C	80	C

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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