



8 Norfolk Avenue, Sanderstead, Surrey, CR2 8BN

Pollard Machin
estate agents since 1885

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Offers in Excess of £599,000

Description

NO ONWARD CHAIN - An attractive, 4 bedroom 1930's semi detached house located on a popular residential road. The property features an impressive 17' master bedroom, 3 reception rooms, 16'6" reception hall and off street parking.

Accommodation

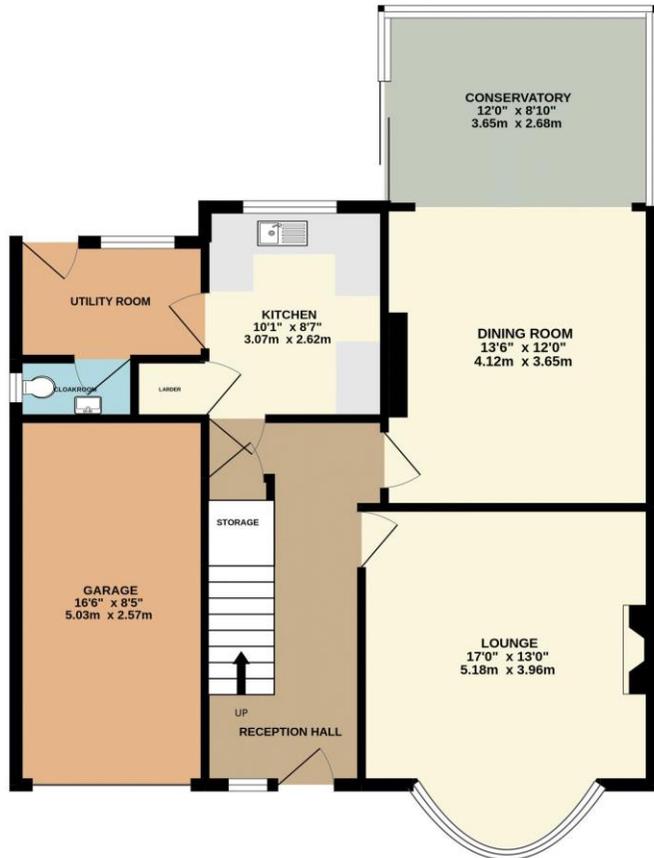
Spacious 16'6" Reception Hall: 17'x13' Lounge with deep bay window: 13'6" Dining Room that opens into conservatory with access to garden: Kitchen with space for appliances and larder cupboard: Utility Room: Cloakroom: 4 Bedrooms featuring an impressive 17' Master Bedroom with deep bay window: Family Bathroom and separate W/C: Gas Central Heating: 52' Rear Garden: Own Driveway. The Property does require modernisation.

Location

Norfolk Avenue is a tree lined residential road located in the heart of Sanderstead being within reach of a choice of both private and state schools, Sanderstead Plantation, churches, tennis, cricket and golf clubs together with bus services to the surrounding area.



GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.

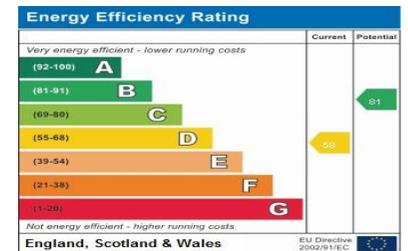


1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.0 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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