



11 Briton Crescent, Sanderstead, Surrey, CR2 0JN

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Briton Crescent  
South Croydon  
Surrey CR2 0JN

Offers Over £650,000

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Extended Four Bedroom Semi-Detached Family Home | Sought-After Sanderstead Location | No Onward Chain | Modernisation Required

EPC Rating TBC. Council Tax Band F.

An extended four bedroom semi-detached family home, offering generous and versatile accommodation, located in a popular and well-regarded residential road in Sanderstead.

The property is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and add value.

The ground floor comprises a welcoming entrance hall, a spacious lounge, separate reception room and a formal dining room, providing flexible living and entertaining space. To the rear is a fitted kitchen, with the added benefit of a utility room, ground floor WC and internal access to the integral garage.

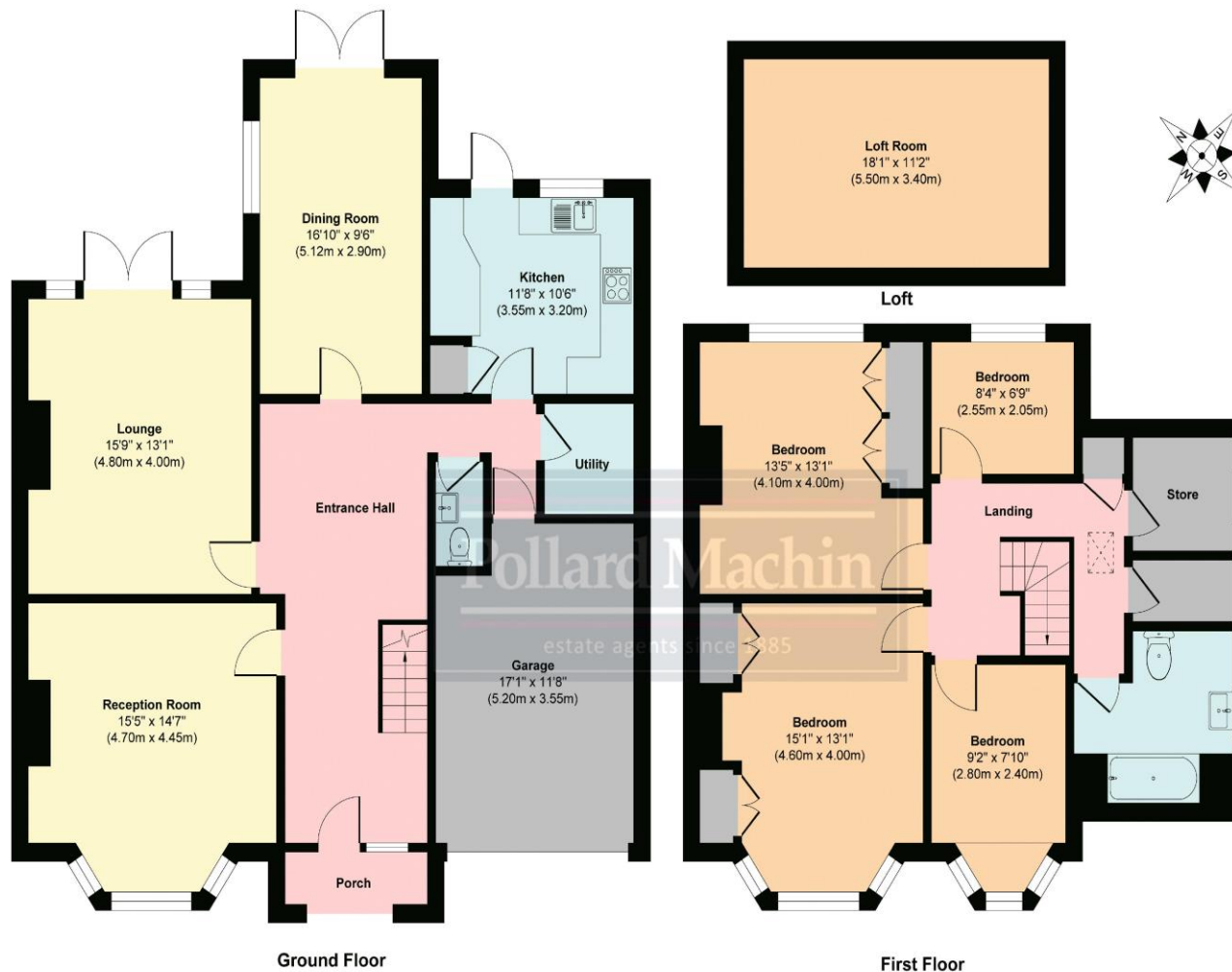
On the first floor are four well-proportioned bedrooms, served by a family bathroom and separate WC, making the layout ideal for growing families. The loft room offers further versatile space suitable for a variety of uses, subject to any necessary consents.

Externally, the property benefits from off-street parking with garage and a large private rear garden.

Situated within easy reach of highly regarded local schools, Sanderstead and South Croydon stations and a range of local amenities, the property also offers convenient access to surrounding green spaces and transport links into Central London.

Early viewing is highly recommended to appreciate the space, potential, and location on offer.





**Briton Crescent, South Croydon, CR2**

**Approx. Gross Internal Area 1,679 sq. ft / 156.00 sq. meters**

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 shown.

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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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