



28 Ashdown Gardens, Sanderstead, Surrey, CR2 9DR

**Pollard Machin**

estate agents since 1885

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Sanderstead  
Surrey  
CR2 9DR

Guide Price £650,000

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#### Description

A beautifully presented 5 bedroom semi-detached house situated on a quiet tree lined cul de sac being sat on a bold corner plot. The property offers 2 receptions rooms, impressive 24'8x11'1 kitchen/breakfast room, 12'7x10'10 master bedroom, 2 bathrooms, 138' rear garden with a 40'x22' side plot where the garage and outside store are located.

#### Accommodation

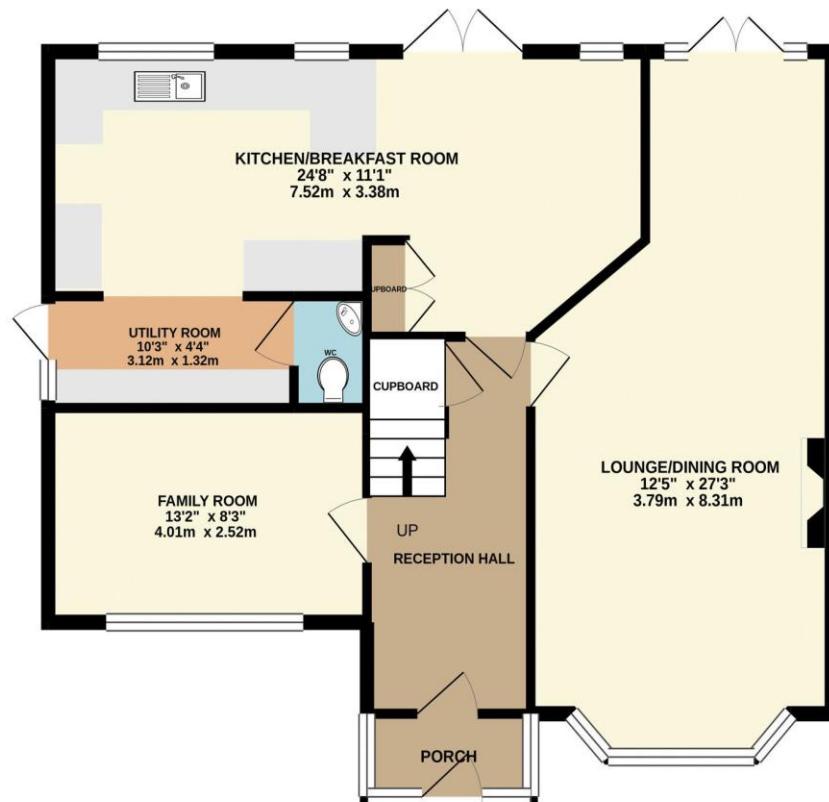
Porch: Reception Hall with storage cupboard: 13'2x8'3 Family Room: Spacious 27'3x12'5 through lounge/dining room with glazed doors leading to patio area: Impressive 24'8x11'1 Kitchen/Dining Room with granite worktops and built in extractor, dishwasher with space for further appliances: 10'3 Utility Room; Cloakroom: Split Landing with 5 Good Sized Bedroom, the master being 12'7x10'10 having built in wardrobes: 2 Bathrooms with one being an en-suite and the family bathroom having a corner bath and independent shower cubicle: 19'6 Garage & 9'1x8'5 Store attached (potential to convert into outhouse). 138' Rear Garden with a 40'x22' side plot to the property: Off Street Parking: Double Glazing: Gas Central Heating.

#### Location

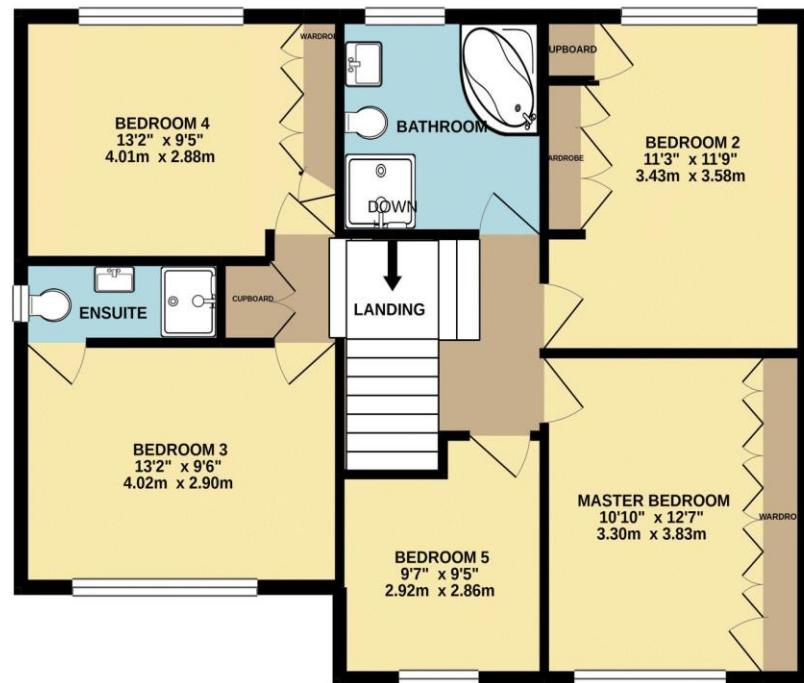
Ashdown Gardens is a cul de sac located off Limpsfield Road being within reach of either Sanderstead, Hamsey Green or Warlingham schools and local shops, bus routes into Croydon, Warlingham, Purley and Selsdon together with tennis, golf and cricket clubs, open countryside, churches and both Waitrose, Co-op or Sainsburys.



GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

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