



43 Addington Road, Sanderstead, Surrey, CR2 8RF

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Sanderstead
Surrey CR2 8RF

£735,000

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Attractive Four Bedroom Detached Family Home with Garage, Driveway & Private Garden. EPC Rating D. Council Tax Band F.

Situated on Addington Road, Sanderstead, this well-proportioned four bedroom detached family home offers generous living space, a private rear garden and the convenience of a driveway and garage.

The ground floor provides excellent accommodation for family life and entertaining. A welcoming entrance hall leads to a bright and spacious reception room, ideal for relaxing or hosting guests, while a separate lounge offers an additional comfortable living space. The dining room provides a perfect setting for formal meals, the kitchen is well arranged with good workspace and storage. A utility room adds further practicality.

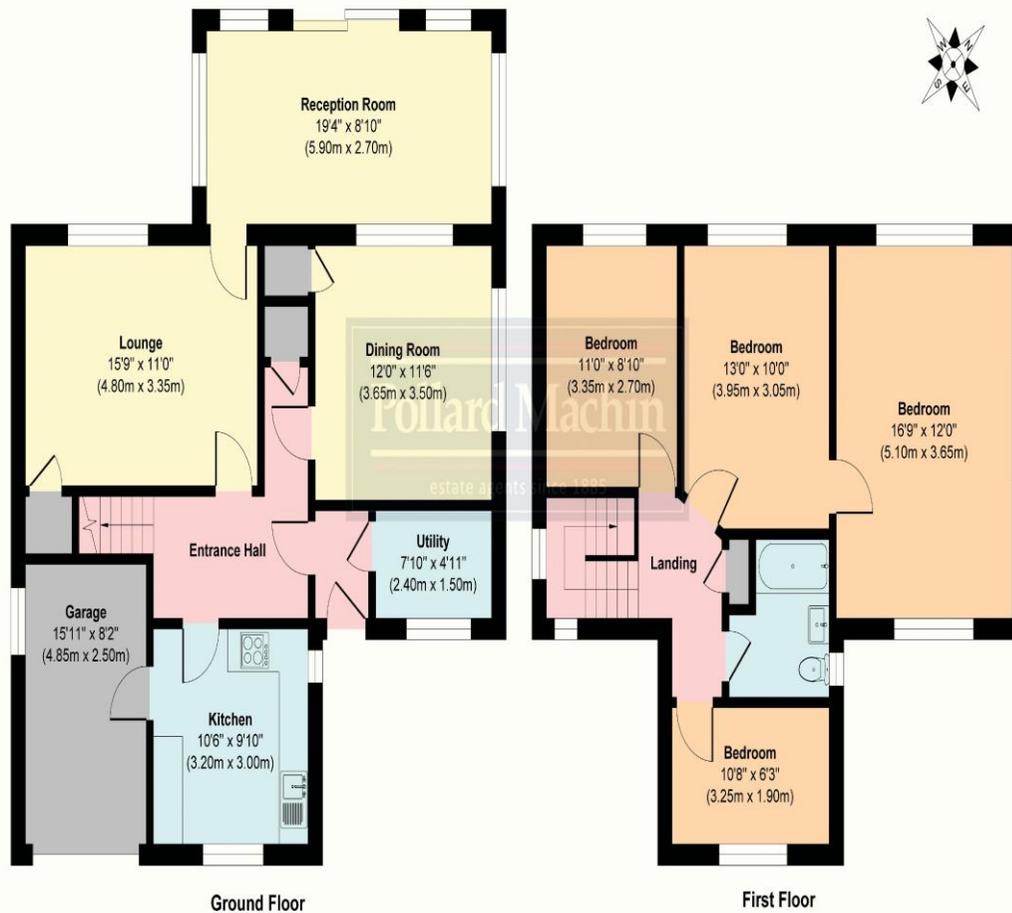
Upstairs, the first floor comprises four bedrooms, including a particularly generous principal bedroom. The remaining bedrooms offer flexible space for family members, guests or a home office. A family bathroom serves the first floor.

Externally, the property benefits from a private rear garden, providing a peaceful outdoor space for relaxation, gardening or entertaining during the warmer months.

To the front a driveway provides off-street parking and leads to the integral garage, offering additional storage or secure parking.

This attractive home combines space, practicality and privacy, making it an ideal choice for families looking to settle in a well-connected part of Sanderstead with local amenities, schools and transport links within easy reach.

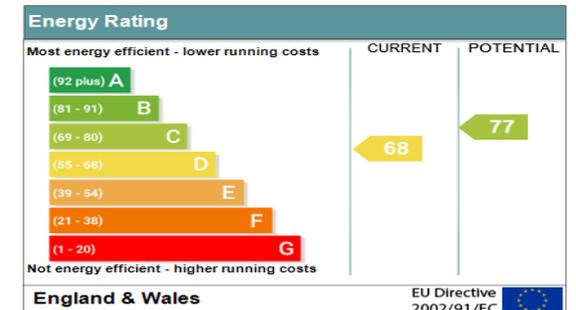




Addington Road, South Croydon, CR2
 Approx. Gross Internal Area 1,464 sq. ft / 135.99 sq. meters

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 show.
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Address: 43 Addington Road, SOUTH CROYDON, CR2 8RF
 RRN: 0372-3059-1207-2746-7204



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.





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