



5 Moir Close, Sanderstead, Surrey, CR2 0LQ

**Pollard Machin**

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#### Description

A beautifully presented, extended 2 (originally 3) bedroom, 2 reception room, detached bungalow with master suite with dressing room (originally bedroom 3,) and both bathroom and shower rooms, stunning garden and own driveway with garage, situated in a sought after cul de sac location off Arkwright Road. The owners had planning approval, which has now expired, for a first-floor conversion with bedroom, en-suite and dressing room (App. No. - 13/04414/P). There is however access to a large loft store room with skylight.

#### Accommodation

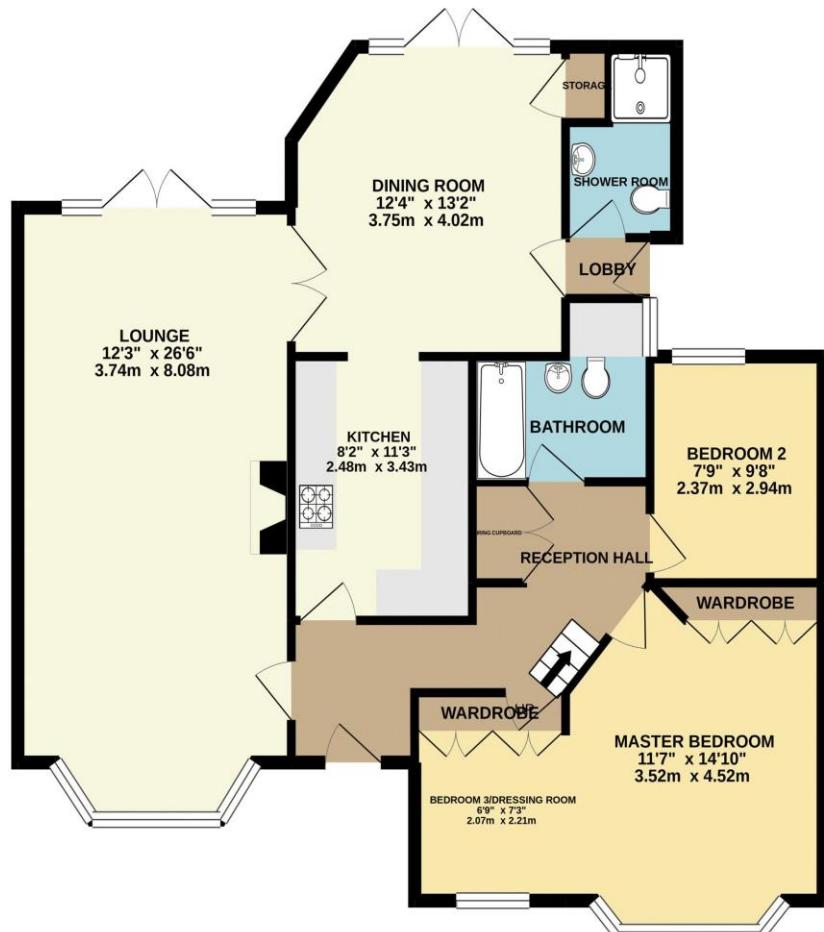
Rose lined pathway leading to the front door: Entrance Hallway: Double Aspect 26'6 Lounge with feature stone fireplace with log burning stove, bay window to the front and double doors out to the garden and double doors leading to: Dining Room opening in Fitted Kitchen with return door back into the hallway, the Dining Room also has double doors leading to garden: Inner Lobby leading to Shower Room and door to outside: 2 Good Sized Bedrooms with the master bedroom with dressing area (originally 3rd Bedroom, which can easily be converted back to a 3rd bedroom if required) with range of fitted wardrobes: Family Bathroom: Good sized loft store room, which could be converted subject to planning & consents: Beautifully Landscaped 130' Rear Garden with shed covered storage, greenhouse, large log store and side access: Double Car Port: Gas Central Heating.

#### Location

Moir Close is a cul de sac off Arkwright Road which in turn is located off Upper Selsdon Road being within reach of the local parade of shops in Elmfield Way, Ridgeway school, Sanderstead station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.



GROUND FLOOR  
1049 sq.ft. (97.5 sq.m.) approx.

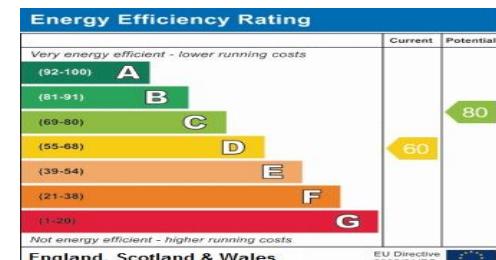
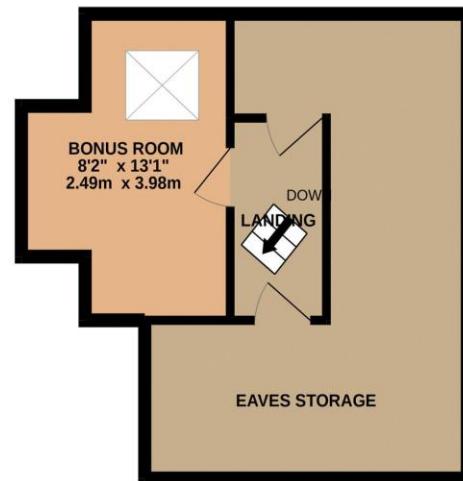


TOTAL FLOOR AREA: 1389 sq.ft. (129.1 sq.m.) approx.

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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1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



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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