



7 Lime Meadow Avenue, Sanderstead, Surrey, CR2 9AS

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Offers in Excess of £650,000

#### Description

\*No Onward Chain\* An impressive three bedroom, two reception room, detached family home with substantial 120 ft. garden. The property is located in a sought after road within Sanderstead and has potential to update and extend subject to planning permission and consents. EPC Rating D. Council Tax Band F.

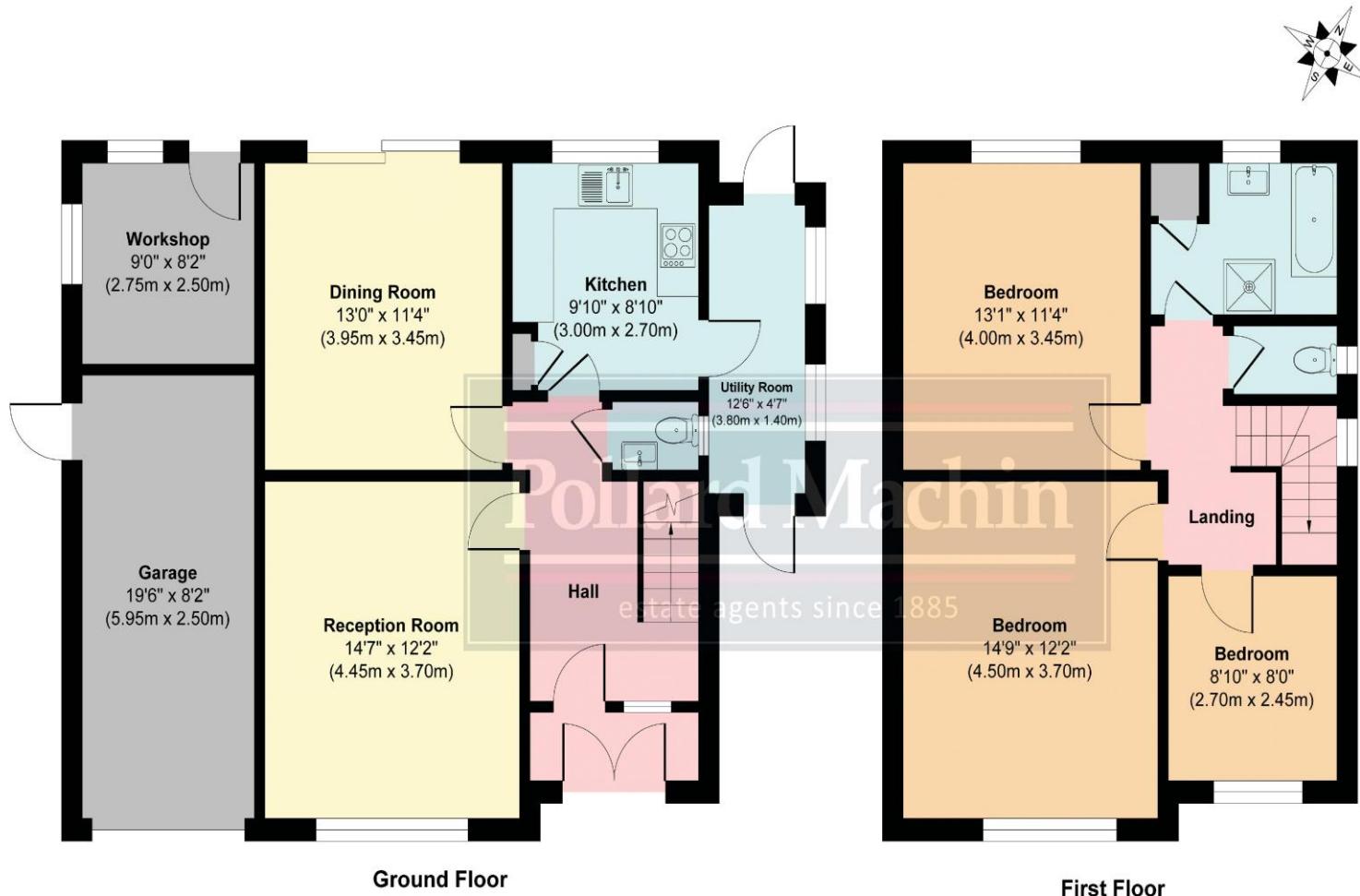
#### Accommodation

The property briefly comprises: Enclosed entrance porch, spacious hallway with downstairs WC, living room, dining room overlooking the garden, kitchen and separate utility room. Upstairs there are three bedrooms with family bathroom and separate WC. The mature rear garden is mainly laid to lawn with several shrub and plants borders, there is patio areas ideal for entertaining and backs onto Sanderstead Village Lawn Tennis Club. The front provides off street parking on the driveway in addition to the double tandem garage/workshop.

#### Location

Lime Meadow Avenue is located off Sanderstead Court Avenue being within reach of Waitrose, Sanderstead village parade, local buses, Riddlesdown, Gresham and Atwood schools together with Mid-Whitgiftians sports complex and Kings Wood a few yards along the road.



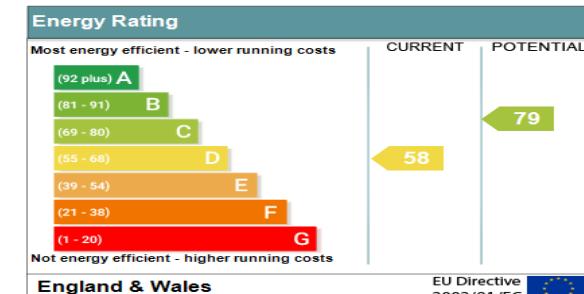


**Lime Meadow Avenue, South Croydon, CR2**  
**Approx. Gross Internal Area 1,195 sq. ft / 111.00 sq. meters (Excluding Garage & Workshop)**

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.

Plan produced by AR Net Media - [www.arnetmedia.uk](http://www.arnetmedia.uk)

Address: 7 Lime Meadow Avenue, SOUTH CROYDON, CR2 9AS  
 RRN: 5834-4121-0400-0809-2226



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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