



29 Sanderstead Court, Addington Road, Sanderstead, Surrey, CR2 8RA

**Pollard Machin**  
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Addington Road  
Sanderstead  
Surrey CR2 8RA

£365,000

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#### Description

NO ONWARD CHAIN. A larger than average well presented 2 double bedroom ground floor maisonette with 20'10x13'4 lounge, fitted kitchen and garage en bloc, forming part of a sought after development in the heart of Sanderstead. EPC Rating E. Council Tax Band E.

#### Accommodation

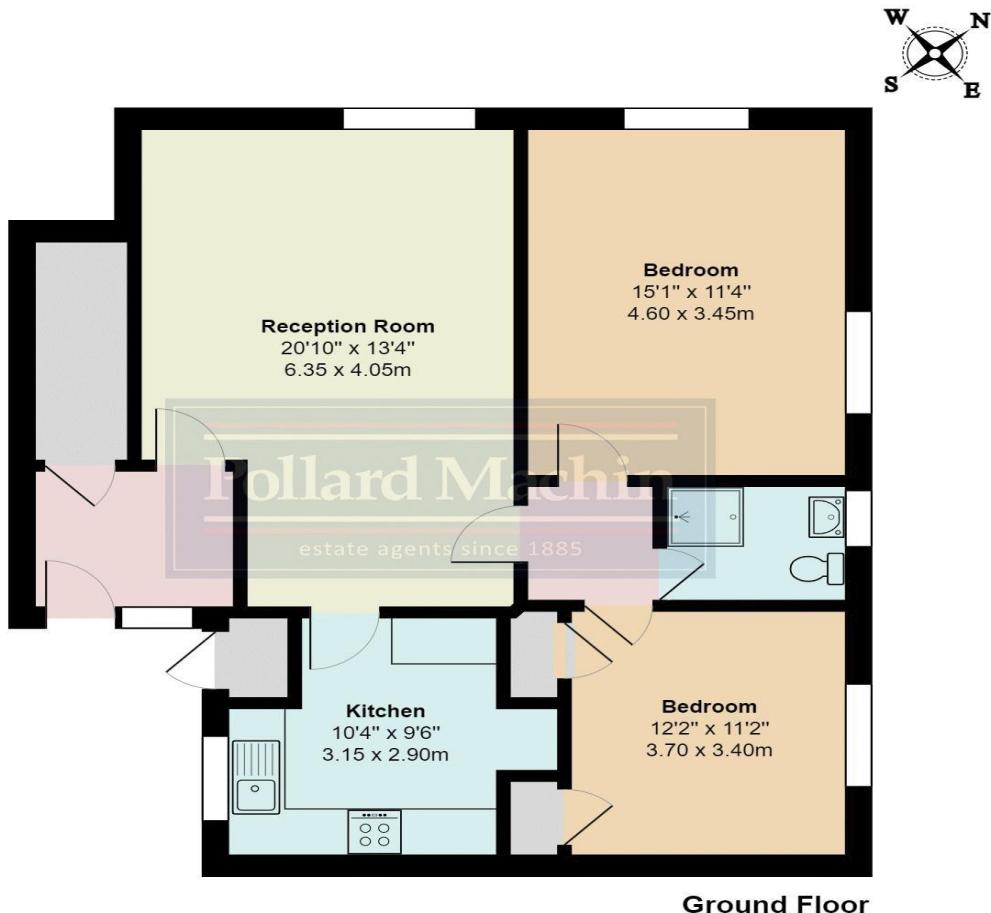
Porch leading to entrance hall with deep store cupboard: 20' Double aspect lounge/dining room with separate fitted kitchen, inner hall leading to two double bedrooms and shower room (formally a bathroom so could be converted back). The maisonette occupies a corner position with views over the extensive grounds. Programmable electric radiators. The property benefits from a garage en bloc. Leasehold/Share Of Freehold.

Lease remaining 970 years, maintenance £1160/year with zero ground rent.

#### Location

Sanderstead Court is set in beautifully landscaped and substantial grounds located off Addington Road, being within reach of the Sanderstead village shops, Waitrose, Church, The Gruffy and picturesque village pond together with tennis, cricket, bowls and golf clubs. There are also convenient and regular bus routes into Croydon, Selldon, Warlingham and Purley.

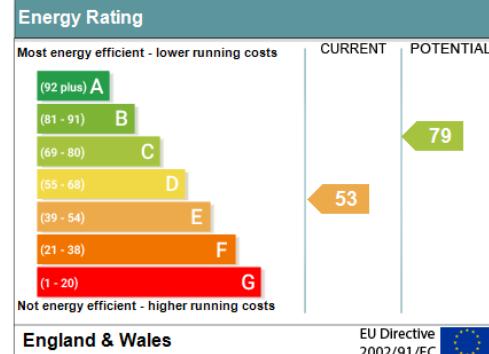




**Sanderstead Court, Addington Road, South Croydon, CR2**  
**Approx. Gross Internal Area 742.7sq ft / 69sq meters**

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

Address: 29 Sanderstead Court, Addington Road, SOUTH CROYDON, CR2 6JL  
RRN: 9472-3045-0209-8295-6200



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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