



12 Lime Meadow Avenue, Sanderstead, Surrey, CR2 9AQ

Pollard Machin

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Offers in Excess of £875,000

Description

Located on a sought after tree lined residential road - An attractive and well presented 5 bedroom, 3 reception room detached house with beautiful 120' southerly aspect garden, impressive 17'3' kitchen/breakfast room, 25'5 lounge, dining room, bath and shower rooms together with study and driveway with ample parking.

Accommodation

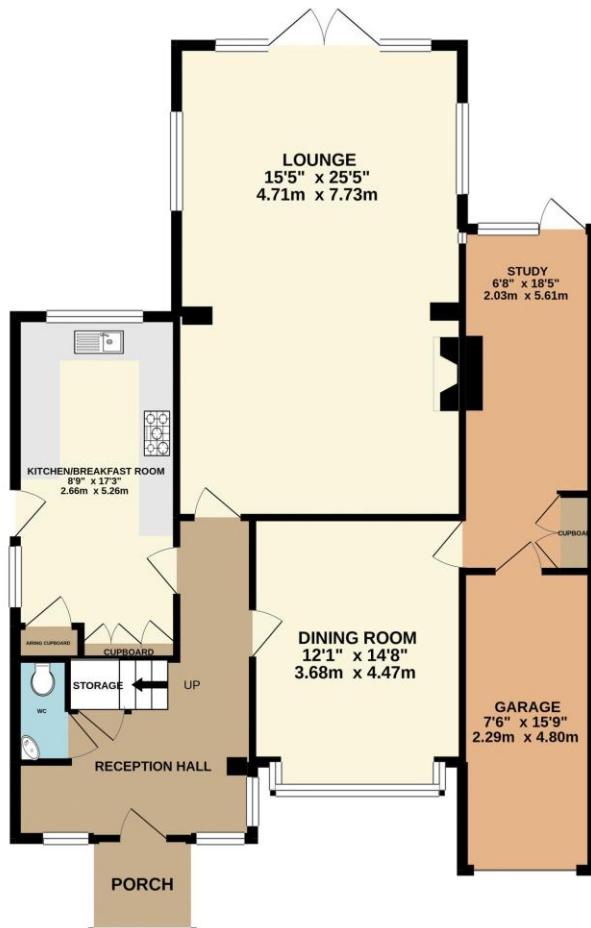
Canopy Entrance Porch: 17'3 Reception Hall with cloakroom and storage: 14'8x12'1' Dining Room with bay window: 18'5 Study/Home Office with access to garden: Impressive Triple Aspect 25'5x15'5 Lounge with Axminster carpet, log burner and glazed double doors opening to patio and garden: Spacious 17'3x8'9 Kitchen/Breakfast Room with built in oven, hob, extractor, grill and space for appliances: 5 Bedrooms incorporating a 12'9x12'3 master with fitted wardrobes: Beautifully Appointed Family Bathroom with independent shower cubicle: Separate Shower Room: Gas Central Heating: Double Glazing: Stunning 120' Southerly Aspect Garden featuring patio area, garden shed and side access: 15'9x7'6 Integral Garage: Own Driveway with ample parking.

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.



GROUND FLOOR
1125 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1883 sq.ft. (174.9 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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92-100)	A
(82-91)	B
(70-81)	C
(55-69)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2012/27/EU

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92-100)	A
(82-91)	B
(70-81)	C
(55-69)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2012/27/EU

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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