



**Pollard Machin**  
FOR SALE  
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22 Clyde Avenue, Sanderstead, Surrey, CR2 9DS

**Pollard Machin**

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22

Clyde Avenue  
Sanderstead  
Surrey CR2 9DS

£600,000

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### Description

Charming Detached Three-Bedroom Bungalow in Sanderstead with Beautiful Garden. This delightful three-bedroom bungalow offers a rare opportunity to enjoy single-level living with generous space, a beautifully maintained garden and off-street parking.

### Accommodation

The home welcomes you with a bright entrance porch leading into a central hallway giving access to a well-proportioned reception room and an adjoining dining room both filled with natural light and perfect for entertaining or relaxing.

The modern kitchen is fully equipped, with dining room adjacent making it ideal for summer dining and hosting. Adjacent to the kitchen a main family bathroom adds to the property's functionality.

Three good-sized bedrooms on the ground floor offer versatile accommodation, whether for family, guests, or home office use.

Outside the property boasts a mature rear garden a peaceful retreat featuring well-tended lawns, planting areas and space for outdoor furniture. At the side there is a car port and off-street parking ensure convenient vehicle access and storage.

Located in a quiet part of Sanderstead this property is within easy reach of local schools, amenities and excellent transport links to London and surrounding areas.

This charming bungalow is ideal for downsizers, families, or anyone seeking peaceful living with space to grow. Viewing is highly recommended.

### Location

Situated just a short distance from Sanderstead Village residents can enjoy a charming selection of independent shops, cafés and local amenities. For larger shopping needs Croydon town centre is easily accessible by car or public transport offering an extensive range of retail, dining and leisure facilities.



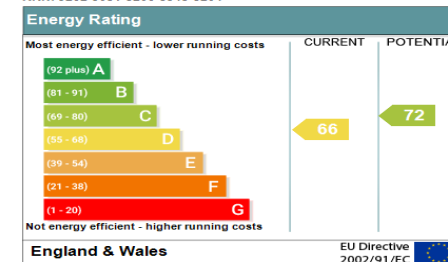


**Clyde Avenue, South Croydon, CR2**  
**Approx. Gross Internal Area 1044sq ft / 97sq meters**

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

Address: 22 Clyde Avenue, SOUTH CROYDON, CR2 9DS  
 RRN: 9262-3051-8206-8345-8204



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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**Viewings Strictly by Appointment Only**

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