



290 Limpsfield Road, Sanderstead, Surrey, CR2 9DD

Pollard Machin
estate agents since 1885

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Sanderstead
Surrey CR2 9DD

£499,950

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Description

A delightful and spacious 3 bedroom semi detached family home with an impressive 21'9 lounge/dining room, fitted kitchen, 15'2 master bedroom, 85' west facing garden and off street parking for ample cars, conveniently located for local shops and bus routes.

Accommodation:

Entrance Hall: Cloakroom: Impressive 21'9x19'5 Lounge/Dining Room with feature fireplace: Fitted Kitchen with built in oven, hob, extractor, dishwasher with space for appliances and large under stairs storage cupboard: 13'5 Family/Sun Room with patio doors leading to garden: Utility Room with access to the front: Landing: 3 Good Sized Bedrooms with the master being 15'2 with built in wardrobes and the smallest being 10'5x6'9: Family Bathroom with independent shower cubicle: Gas Central Heating: Double Glazing: 85' West Facing Garden with two garden sheds and side access: Off Street Parking for ample cars.

Location:

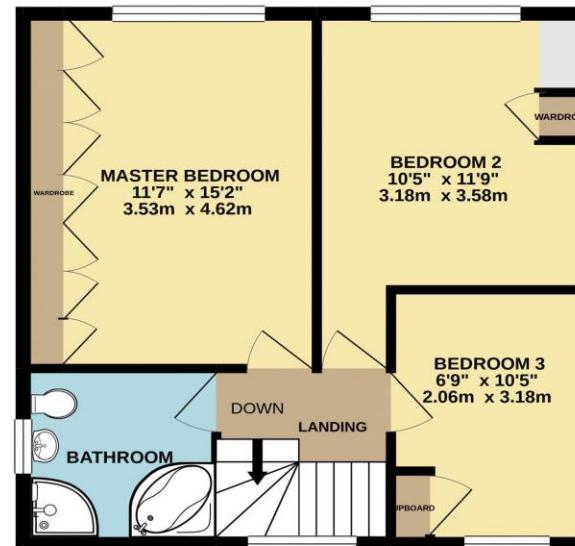
Located along Limpsfield Road heading south just before Hamsey Green being within reach of both Sanderstead or Warlingham schools including Atwood and the comprehensive range of shopping in Hamsey Green, bus routes into Croydon, Warlingham, Purley and Selsdon together with tennis, golf and cricket clubs, open countryside including Kings Wood, churches and the Co-op, Waitrose or Sainsburys.



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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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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