



10 Kirkly Close, Sanderstead, Surrey, CR2 0ET

**Pollard Machin**  
estate agents since 1885

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Guide Price £625,000

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### Description

**\*\*No Onward Chain\*\*** Situated towards the end of a quiet, secluded cul-de-sac with open views front and back, this delightful property is an extended 4 Bedroom detached family home comes with a generous 30'3 'L' Shaped Lounge/Dining Room with conservatory, downstairs shower room, study and fitted kitchen situated in a sought after residential road with integral garage and ample driveway for several cars.

### Accommodation

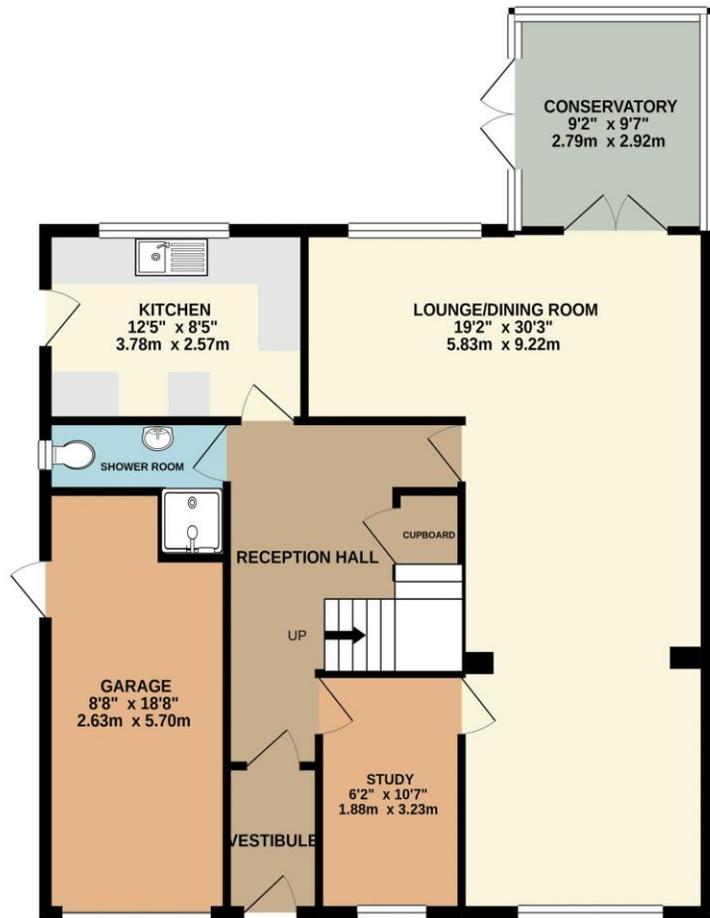
Enclosed Porch: Hallway: 10'7x6'2 Study: 30'3'x11'8 Lounge widening to 19'2 providing an 'L' Shaped Lounge/Dining Room with double glazed patio doors leading to 9'2x9'7 Conservatory: 12'5x8'4 Fitted Kitchen with integral dishwasher, washing machine and tumble drier with space for further appliances: Downstairs Cloakroom with shower cubicle: 50' South Westerly Facing Garden with patio area: 4 Bedrooms with the master being 16'x12'8: Family Bathroom: Integral Garage: Own Driveway: Double Glazing: Gas Radiator Central Heating.

### Location

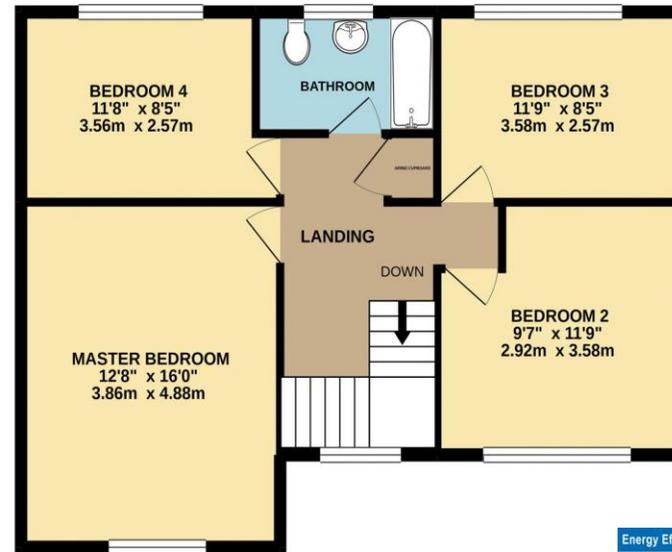
Kirkly Close is located in a sought after area within a short distance of Elmfield Way shops and Ridgeway Primary School, Sanderstead station is nearby as well as local bus services, a variety of parks, sports clubs and churches are also close by.



**GROUND FLOOR**  
1037 sq.ft. (96.3 sq.m.) approx.

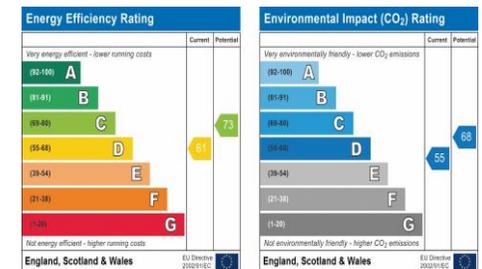


**1ST FLOOR**  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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