



327 Sanderstead Road, South Croydon, Surrey, CR2 0JP

**Pollard Machin**

estate agents since 1885

Offers in Excess of £475,000

#### Description

This charming and beautifully presented three bedroom cottage is conveniently located for both Sanderstead and Purley Oaks train stations. EPC Rating D. Council tax band E.

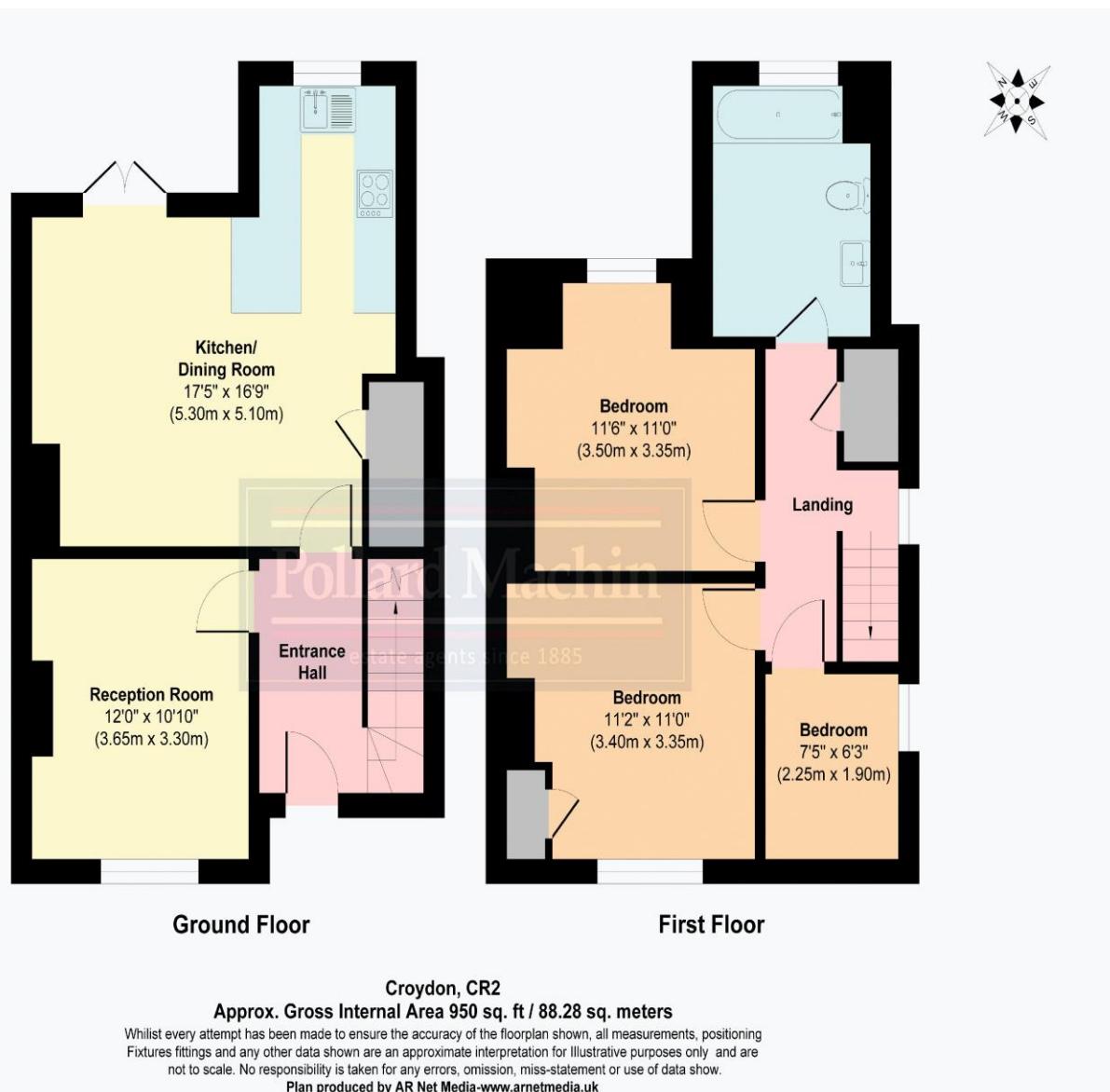
#### Accommodation

This property has undergone some recent home improvements to include a new boiler, shutters and general decoration. The accommodation comprises a front lounge, kitchen/diner with views over the 80ft (approximate) garden, three bedrooms and the family bathroom. There is allocated parking accessed via Briton Hill Road. There is a selection of good primary and secondary schools in the vicinity along with two train stations with links into London for an easy commute.

#### Location

Located along Sanderstead Road towards Briton Hill Road and convenient for Purley Oaks Primary School together with a choice of senior schools, Purley Oaks and Sanderstead stations with good connections to both London Bridge and Victoria, bus services along the Brighton Road, local park and a choice of tennis, golf and cricket clubs.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G		

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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