



7 Riding Hill, Sanderstead, Surrey, CR2 9LP

Pollard Machin
estate agents since 1885

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Sanderstead
Surrey
CR2 9LP

Guide Price £600,000

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Description

Village Location - An impeccably presented 3 bedroom detached house with impressive 14'9" lounge, beautiful appointed 17'1" sitting/dining room opening out onto stunning landscaped garden, fitted kitchen. Conveniently located for Gresham and Atwood schools together with Waitrose.

Accommodation

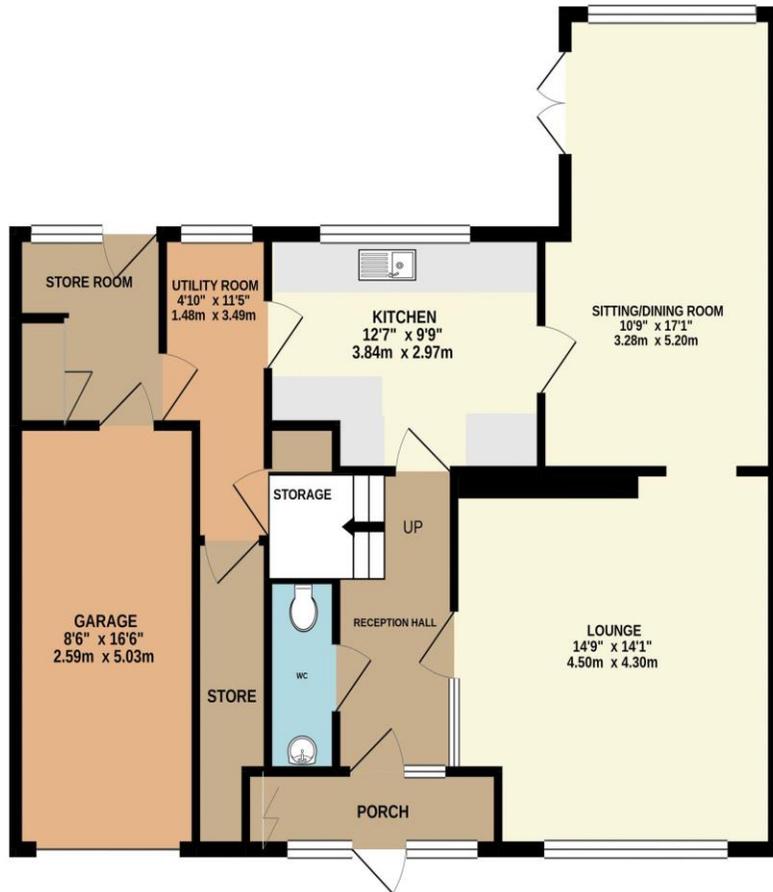
Entrance Hall with cloaks cupboard: Downstairs WC: 14'9x14'1" Lounge: 17'1x10'9" Sitting/Dining Room with double glazed doors opening out onto the patio and garden: Beautifully Appointed Kitchen with fitted oven, hob, microwave, dishwasher, wine cooler, fridge/freezer and pull out cupboards: Utility Room: Deep Store Cupboard: Store Room for bins with access to garden and garage: Landing: 3 Good Sized Bedrooms with the master being 14'1x10'3" and having built in wardrobes: Beautifully Appointed Bathroom: Gas Central Heating: Double Glazing: Stunning 42' Beautifully Landscaped Garden with patio area, barbeque and timber built shed: Own Driveway with ample parking.

Location

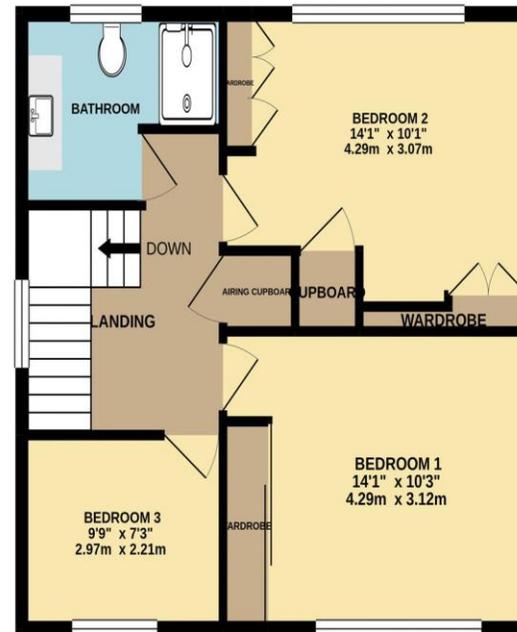
Riding Hill is a cul de sac conveniently situated adjacent to Waitrose within reach of Sanderstead Village and its useful shopping parade, a choice of schools Gresham and Atwood, tennis, golf and cricket clubs, churches, recreation park, Gruffy and village pond together with bus services along the Limsfield Road to the surrounding area and Kings Wood.



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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