



1 Morley Road, Sanderstead, Surrey, CR2 0EN

Pollard Machin
estate agents since 1885

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Guide Price £795,000

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Description

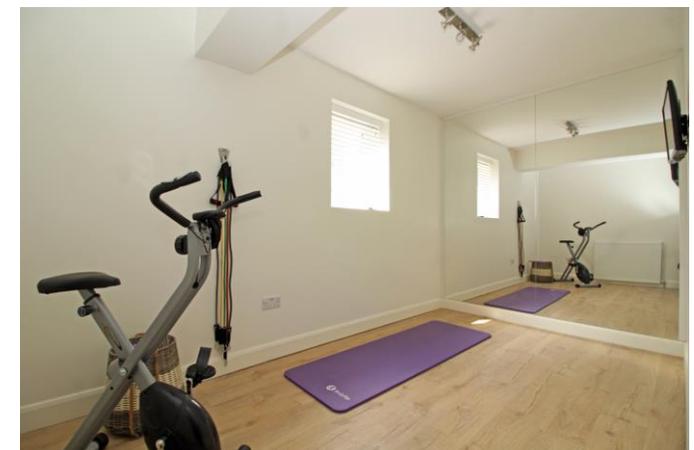
No Onward Chain - An Impeccably Presented 3/4 bedroom extended detached house located in a tree lined residential road. The property features a stunning 20'3 kitchen/breakfast/dining room, 17'9 double aspect master bedroom, family bathroom and separate shower room, 110' westerly aspect garden and off street parking.

Accommodation

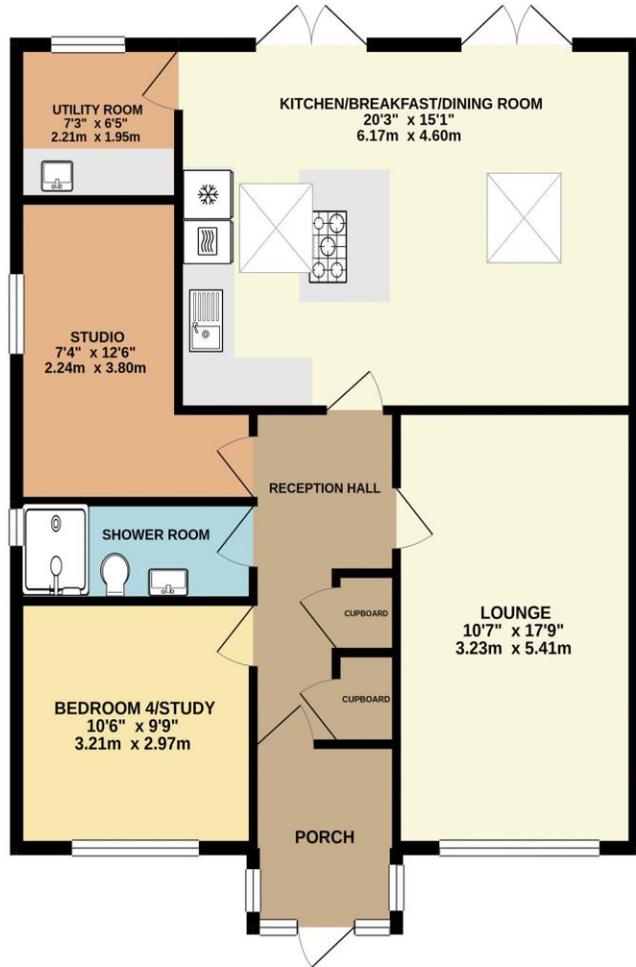
Entrance Porch: Reception Hall with under stair storage: Shower Room: 10'6 Bed 4/Study: 12'6 Studio: 17'9x10'7 Lounge with large window to the front: Stunning 20'3x15'1 Fitted Kitchen/breakfast/dining room with quartz calacutta marble, 5 ring gas hob, double oven & grill, fridge/freezer, dishwasher and downdraft extractor fan along with 2 sets of aluminium patio doors leading to garden and 2 skylights: Utility Room: 3 further double bedrooms featuring a 17'9 Double Aspect Master Bedroom: Beautifully Presented Bathroom with bath and shower over: Gas Central Heating: Water Softener: Double Glazing: 110' Westerly Aspect Rear Garden with Indian Sandstone patio: Off Street Parking.

Location

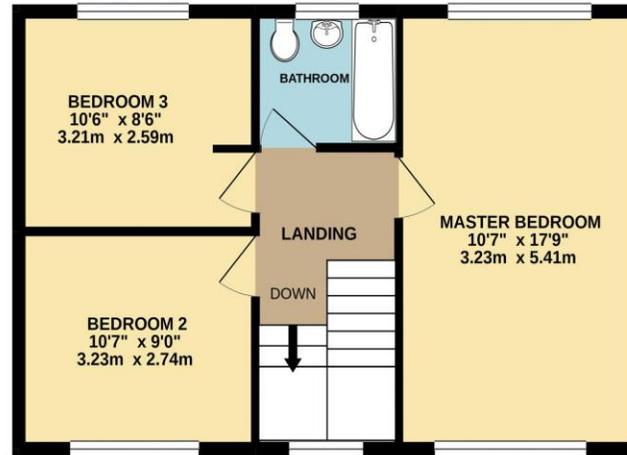
Located along Morley Road, a turning off The Ridgeway, being within reach of the local parade of shops in Elmfield Way, Ridgeway Primary School, Sanderstead Station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

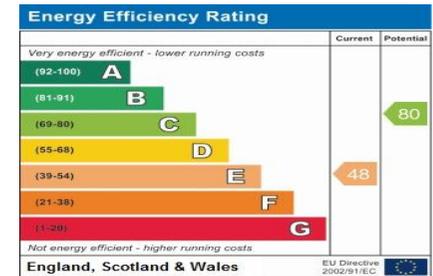


1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 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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