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Machin**

FOR SALE

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3 Mitchley Hill, Sanderstead, Surrey, CR2 9HE

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Mitchley Hill
Sanderstead
Surrey CR2 9HE

£600,000

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Description

An attractive and well-presented three double bedroom detached bungalow with southerly aspect garden, located in the heart of Sanderstead Village

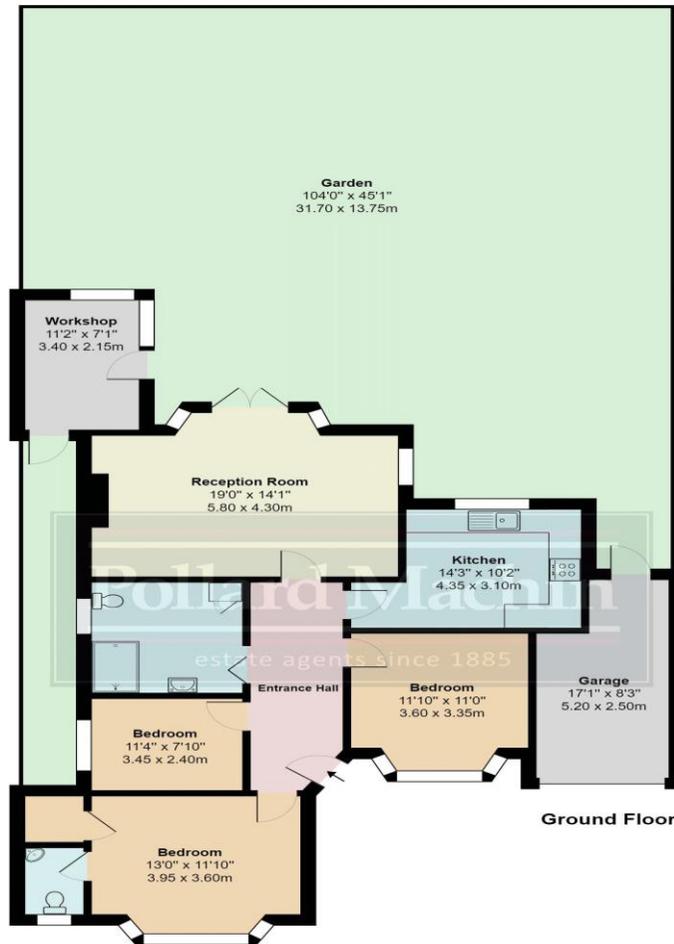
Accommodation

Occupying a level plot and offered to the market with no onward chain is this attractive detached bungalow. The accommodation comprises an impressive 19ft reception room with lovely views over the garden, A good size kitchen, large wet room, three double bedrooms with the master providing an en-suite WC and walk in wardrobe. There is a garage and ample off-street parking at the front of the property, the secluded rear garden features a large patio area as well as lawn and extends 100ft approximately. Both garage and workshop, which are in the garden, also have power.

Location

Conveniently located along Mitchley Hill just in from Limpsfield Road being within level walking distance to Sanderstead Recreation Park and Waitrose. The property is within reach of Gresham, Atwood and Riddlesdown schools together with Sanderstead Village parade, the local cricket, golf and tennis clubs and bus services to Warlingham, Croydon, Selsdon and Purley.





Ground Floor

Mitchley Hill, South Croydon, CR2
 Gross Internal Area 1200sq ft / 111.5sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.armedia.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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