



258 Limpsfield Road, Sanderstead, Surrey, CR2 9DD

Pollard Machin

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Sanderstead
Surrey CR2 9DD

Offers in Excess of £500,000

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****No Onward Chain****

A three-bedroom semi-detached family home offering excellent potential and requiring some updating.

Council Tax Band E. EPC Rating tbc.

Description

The property features good sized bedrooms, a convenient downstairs WC, and a converted garage providing a versatile additional family room or study. To the rear is a conservatory overlooking an impressive 80ft westerly-facing garden, ideal for afternoon and evening sun. There are two generous size separate reception rooms. Further benefits include off-street parking and a convenient location for well-regarded local schools, with shops and amenities in Sanderstead, Hamsey Green, and Warlingham all within easy reach. A fantastic opportunity to create a lovely long-term family home.

Location

Located along Limpsfield Road within reach of both Sanderstead or Warlingham schools including Atwood and the comprehensive range of shopping and choice of coffee shops and restaurants in Hamsey Green, Sanderstead and Warlingham. Bus routes into Croydon, Warlingham, Purley and Selsdon together with tennis, golf and cricket clubs, open countryside including Kings Wood, churches and the Co-op, Waitrose or Sainsburys.





Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 1169sq ft / 108.65sq metres

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, mis-statement or use of data shown.

Plan produced by AR Net Media-www.arnetmedia.uk

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

Pollard Machin Estate Agents
45 Limpstield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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