Asking Price: Offers In Excess Of £600,000

Ridge Langley | Sanderstead | Surrey | CR2 0AS

Pollard Machin

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Situated in the highly sought-after Ridge Langley area of South Croydon, this detached family residence offers well-balanced accommodation extending to approximately 1,410 sq ft (131 sq m) including an integral double garage. The property provides generous living space, four bedrooms and excellent potential for modernisation and personalisation.

The ground floor comprises a spacious dual-aspect lounge measuring over 17 ft in length creating an ideal setting for both everyday family living and entertaining. A separate dining room enjoys a pleasant position adjacent to the kitchen offering flexibility for formal dining or open-plan reconfiguration. The kitchen overlooks the rear aspect and provides direct access to the side of the property. A convenient ground floor cloakroom/WC and side access to the substantial double garage complete the accommodation at this level.

To the first floor, a central landing leads to four well-proportioned bedrooms. The principal bedroom is particularly generous measuring over 18 ft in length and benefiting from fitted wardrobes. Three further bedrooms provide ample space for family members, guests or home working requirements. The family bathroom is complemented by a separate shower room offering practical accommodation.

Externally, the property is expected to benefit from private gardens and driveway parking typical of this desirable residential location. Ridge Langley remains one of South Croydon's most popular neighbourhoods known for its attractive surroundings, excellent schools, nearby green spaces and convenient access to South Croydon and Purley town centres, mainline stations and transport links into Central London. EPC Rating D. Council Tax Band F.

**Ridge Langley, South Croydon CR2**
**Approx. Gross Internal Area 1410sq ft / 131sq meters**

Whilist 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 show.
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## Key Features:

- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Shower Room And Bathroom
- Double Garage
- Westerly Aspect Garden
- Own Driveway
- Impeccably Presented

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.

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Viewings strictly by appointment only

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