



Asking Price: Offers Over £850,000  
Marshall Close | Sanderstead | Surrey | CR2 9ED

**Pollard Machin**

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**\*\*Offers Over £850,000 | No Onward Chain\*\***

Situated within a sought-after cul-de-sac just moments from the heart of Sanderstead Village, this substantial five-bedroom detached family home offers nearly 2,000 sq ft of well-presented accommodation and is offered to the market with no onward chain.

Perfectly suited to growing families, the property provides generous and versatile living space including a spacious lounge, family room, study, impressive kitchen/dining room, utility room and downstairs cloakroom. To the first floor are five well-proportioned bedrooms, including a principal bedroom with dressing room and en-suite, together with a family bathroom and additional en-suite shower room off the second bedroom.

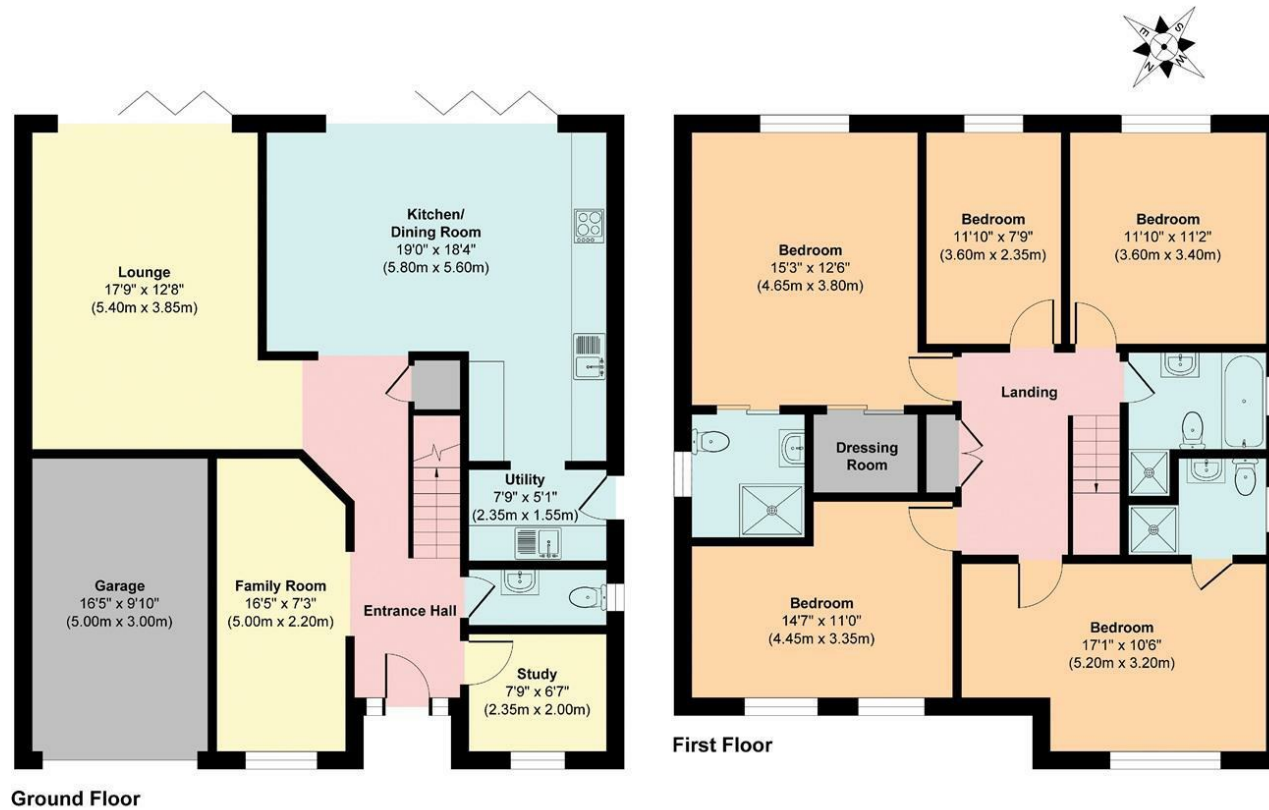
Externally the property benefits from a private rear garden, driveway parking and an integral garage.

Marshall Close is a quiet residential setting conveniently positioned within easy reach of Sanderstead Village's shops, restaurants and amenities, whilst also being close to excellent local schools, transport links and open green spaces.

Presented in excellent order throughout and realistically priced to attract early interest, this is a rare opportunity to acquire a sizeable detached family home in one of the area's most desirable locations.

EPC Rating C. Council Tax Band G.





## Key Features:

- No Onward Chain
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Modern Condition
- Cul De Sac Location
- Driveway & Garage
- Close To Sanderstead Village

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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