



Asking Price: Offers In Excess Of £350,000
230 Sanderstead Road | Sanderstead | Surrey | CR2 0AJ

Pollard Machin

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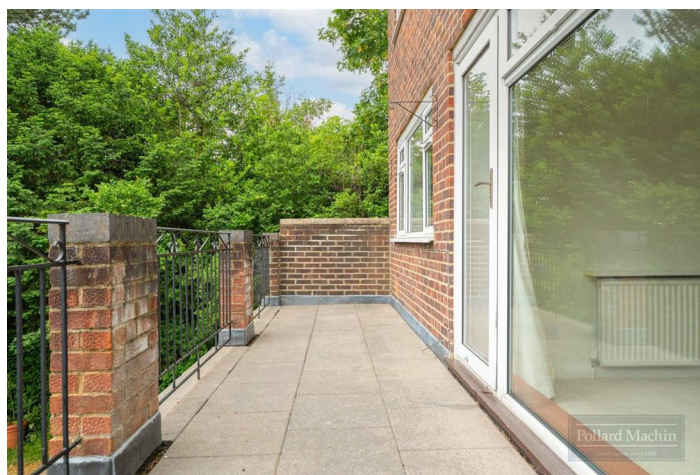
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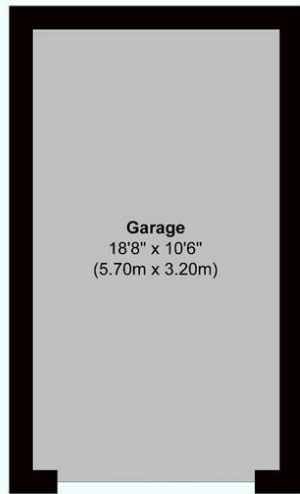
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Tucked away within a private development of just six properties, this well presented two bedroom ground floor apartment with NO ONWARD CHAIN offers spacious accommodation, a private terrace, garage with parking for two cars (one space directly in front of the garage), all set within attractive communal grounds.

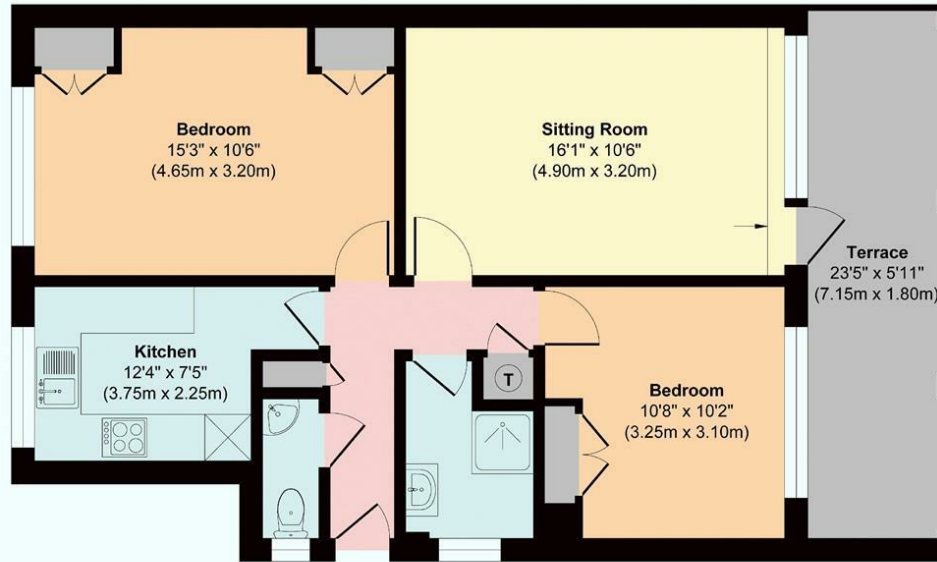
The property benefits from a recently updated boiler and newly rewired. For the commuter, it is just a short distance to both Sanderstead station 0.4 miles and Purley Oaks station 0.8 miles, both offering frequent and direct services to East Croydon, Victoria and London Bridge. SHARE OF FREEHOLD. Council Tax Band C. Maintenance £900 pa. EPC Rating C.

The Hey is near to Sanderstead Village which has a wide variety of shops and restaurants including a large Waitrose and can be reached by the 403 bus route or a short drive. The 403 bus stops in close proximity to The Hey. The area qualifies for the London Freedom Pass.





Lower Ground Floor



Ground Floor

The Hey, 230 Sanderstead Road, CR2
Approx. Gross Internal Area 657 sq. ft / 61.07 sq. 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.arnetmedia.uk

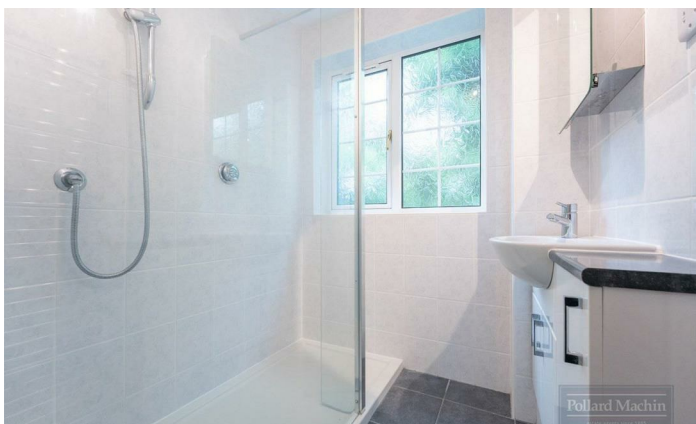
Key Features:

- Share of Freehold
- Recently Modernised
- Two Bedrooms
- Recently Re-Wired
- Recently Fitted Boiler
- Private Terrace
- Garage
- Beautifully Maintained Communal Gardens

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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