



Asking Price: Offers In Excess Of £825,000
Court Hill | Sanderstead | Surrey | CR2 9ND

Pollard Machin

estate agents since 1885

Asking Price: Offers In Excess Of £825,000

Court Hill | Sanderstead | Surrey | CR2 9ND

Pollard Machin

estate agents since 1885

Pollard Machin are delighted to present this substantial six-bedroom semi-detached family home, occupying a highly sought-after position on prestigious Court Hill, one of Sanderstead's most desirable residential roads.

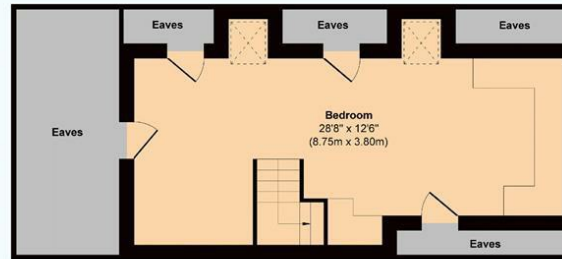
Offering over 2,100 sq ft (approximately 199 sq m) of versatile accommodation arranged over three floors, the property provides an exceptional amount of space for modern family living. The ground floor features a welcoming entrance hall, bright dining room with attractive bay window, generous reception room overlooking the rear garden and a spacious kitchen/breakfast room, providing an ideal setting for both everyday family life and entertaining. A utility room, study/bedroom and convenient downstairs WC complete this floor.

The first floor offers five well-proportioned bedrooms, including an impressive principal bedroom with bay window, together with a modern family bathroom and additional shower room. The second floor provides a superb loft bedroom measuring approximately 28' x 12'6", with useful eaves storage, creating an ideal guest suite, teenager's retreat or home office.

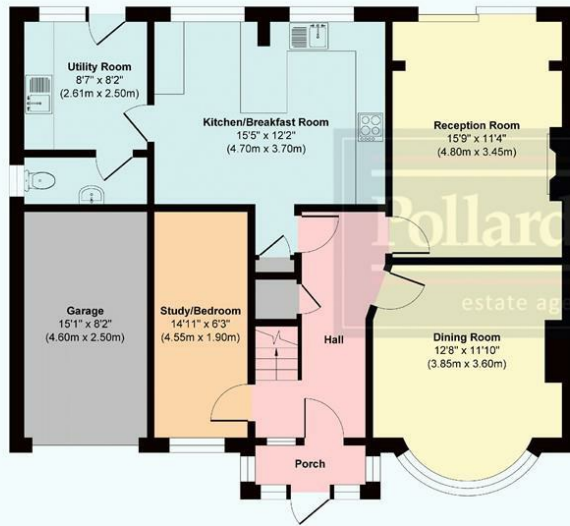
Externally, the property benefits from a large driveway providing ample off-street parking for several vehicles, together with access to the garage. The generous rear garden is predominantly laid to lawn with a paved patio, offering excellent space for outdoor entertaining and family recreation.

Court Hill is ideally positioned for access to Sanderstead, Purley Oaks and South Croydon stations, providing regular services into London, while the area is well served by highly regarded schools, local amenities and extensive open spaces. EPC Rating C. Council Tax Band F.

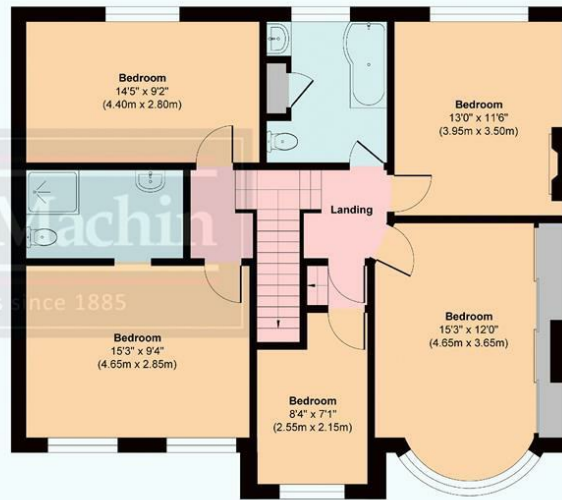




Second Floor



Ground Floor



First Floor

Court Hill, South Croydon, CR2

Approx. Gross Internal Area 2142sq ft / 199sq 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 show.

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

Key Features:

- Six Bedrooms
- Semi Detached Family Home
- Over 2,100 Square Feet Internally
- Three Reception Rooms
- Two Bathrooms
- Good Size Garden
- Driveway & Garage
- Prime Location Of Sanderstead

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.

Pollard Machin

estate agents since 1885



Viewings strictly by appointment only

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

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

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

