

Asking Price: Guide Price £610,000

Kingswood Avenue | Sanderstead | Surrey | CR2 9DQ

Pollard Machin

estate agents since 1885

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A beautifully extended and comprehensively modernised three-bedroom semi - detached family home, occupying a sought-after residential position on the ever-popular Kingswood Avenue.

Offering approximately 1,423 sq. ft of stylish and well-balanced accommodation this impressive home has been thoughtfully redesigned to create bright, contemporary living spaces perfectly suited to modern family life.

The heart of the property is the stunning rear extension forming an exceptional open-plan kitchen, dining and family room extending over 21ft. Flooded with natural light this impressive space provides an ideal setting for both everyday living and entertaining featuring a contemporary fitted kitchen with central island, generous dining area and direct access to the garden.

Complementing the main living space is a separate reception room positioned to the front of the house offering a cosy retreat or formal sitting room. A spacious entrance hall provides access to all principal rooms together with useful understairs storage.

To the side of the property is a substantial utility room with additional storage and workspace, alongside a convenient ground floor cloakroom enhancing the practicality of the home.
The first floor offers three well-proportioned bedrooms, including an excellent principal bedroom with attractive bay window alongside two further bedrooms. A stylish modern family bathroom completes the accommodation.

Externally the property benefits from a detached garage providing excellent storage or potential for a variety of uses (subject to any necessary consents), together with driveway parking and private gardens.

Situated within easy reach of South Croydon and Purley, the property enjoys excellent transport connections into Central London, highly regarded schools, local shops, restaurants, open green spaces and the surrounding countryside. Council Tax Band E. EPC Rating E.











Key Features:

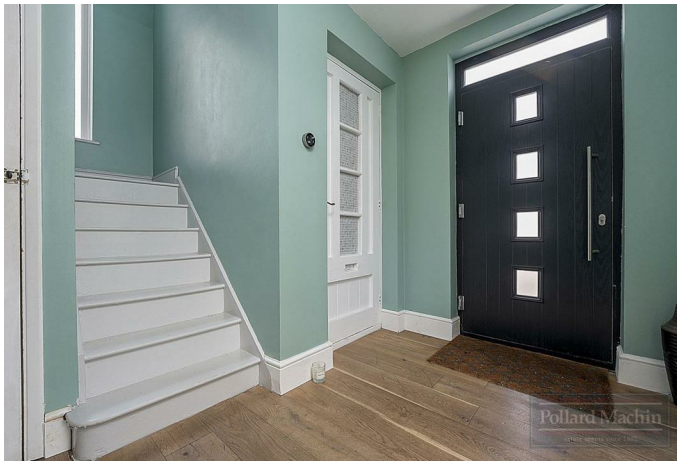
- Modern extension
- Double Garage
- Generous Garden
- Three Bedrooms
- Convenient Location
- Close to shops
- 1423 sq ft

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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