

Asking Price: Offers In Excess Of £600,000

Blacksmiths Hill | Sanderstead | Surrey | CR2 9AY

Pollard Machin

estate agents since 1885

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A charming, well proportioned 2 double bedroom detached bungalow, situated in a sought after location in the heart of Sanderstead with fitted kitchen and separate breakfast/dining room, double aspect lounge with conservatory opening onto a well landscaped and delightful 110' south facing garden backing tennis courts, garage, side access and ample driveway.

The current owners had planning permission granted to extend on ground floor level, however this has now expired in 2025 but could be re-submitted. Planning Reference 22/03765/HSE.

The glazed front door leads to a bright and welcoming hallway with large storage cupboard. The 15'9x12' double aspect lounge has an attractive deep bay window with plantation blinds and patio doors leading to the 20'2 conservatory. The fitted kitchen leads through to the breakfast/dining room overlooking the garden. Two double bedrooms, the master to the front with fitted wardrobe and dressing table unit and plantation blinds. Shower room with WC as well as a separate WC for convenience. The level garden is approximately 110' and south facing with a rear gate leading to Sanderstead Village Lawn Tennis Club. The property requires some modernisation.

Blacksmiths Hill is a sought after cul de sac situated off Sanderstead Court Avenue being within reach of Sanderstead Village, both Atwood and Gresham schools, Waitrose, tennis, golf and cricket clubs, Kings Wood together with Mid-Whitgiftian sports complex and bus services into Croydon, Warlingham and Purley.

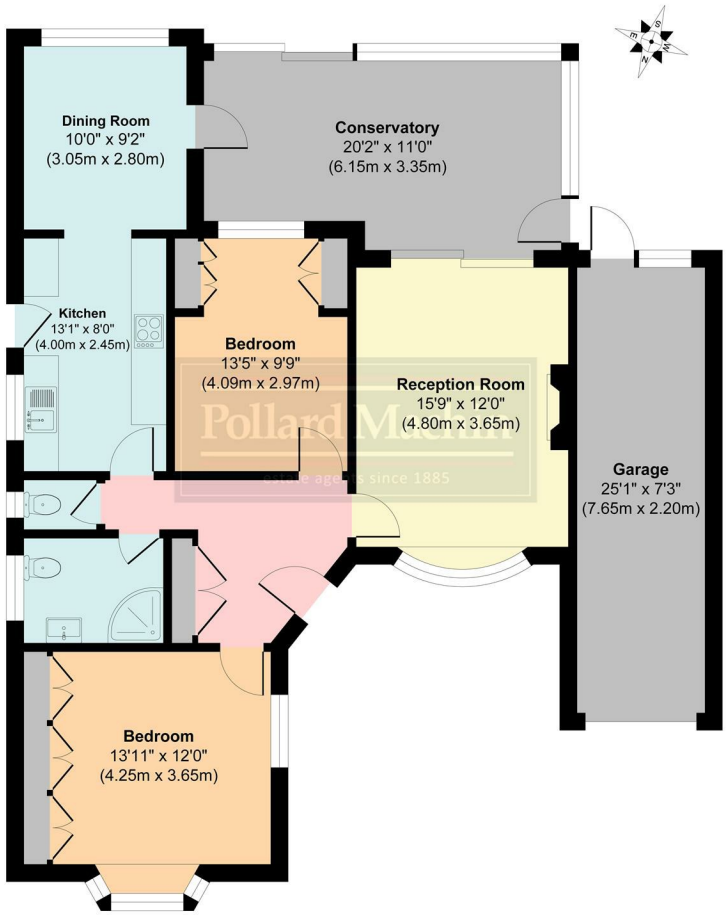
Some photos are from previous ownership. EPC Rating D. Council Tax Band F.











Ground Floor

Blacksmiths Hill, South Croydon, CR2
Approx. Gross Internal Area 1,121 sq. ft / 104.11 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 show.
Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- Detached Bungalow
- Sought After Premier Road
- South Facing Garden
- Backs Tennis Courts
- 2 Double Bedrooms
- Fitted Kitchen with Breakfast Room
- Garage and Own Driveway
- Conservatory
- Expired Planning Permission 22/03765/HSE
- Gas Central Heating

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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