

Asking Price: £695,000

Brian Avenue | Sanderstead | Surrey | CR2 9NG

Pollard Machin

estate agents since 1885

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An attractive and well presented, 2 double bedroom and 10'6 x 8' single bedroom, 2 reception room 1930's cottage style semi detached home located in the heart of Sanderstead Village, this appealing family home offers generous living accommodation and an impressive rear garden extending to approximately 130'. EPC Rating D. Council Tax Band E.

Ideally situated for access to the village's excellent range of shops, cafes and restaurants, including Waitrose, the property is also conveniently placed for a selection of highly regarded schools, making it an attractive proposition for families seeking both space and convenience.

The accommodation is thoughtfully arranged, featuring two generously proportioned reception rooms, offering versatile spaces for both formal entertaining and relaxed family living. The dining room is enhanced by an attractive bay window creating a wonderful sense of light and space. The property further benefits from two well-proportioned double bedrooms and a 10'6 x 8' single bedroom, providing comfortable accommodation for the family, alongside a practical utility room and separate cloakroom adding to the homes everyday convenience.

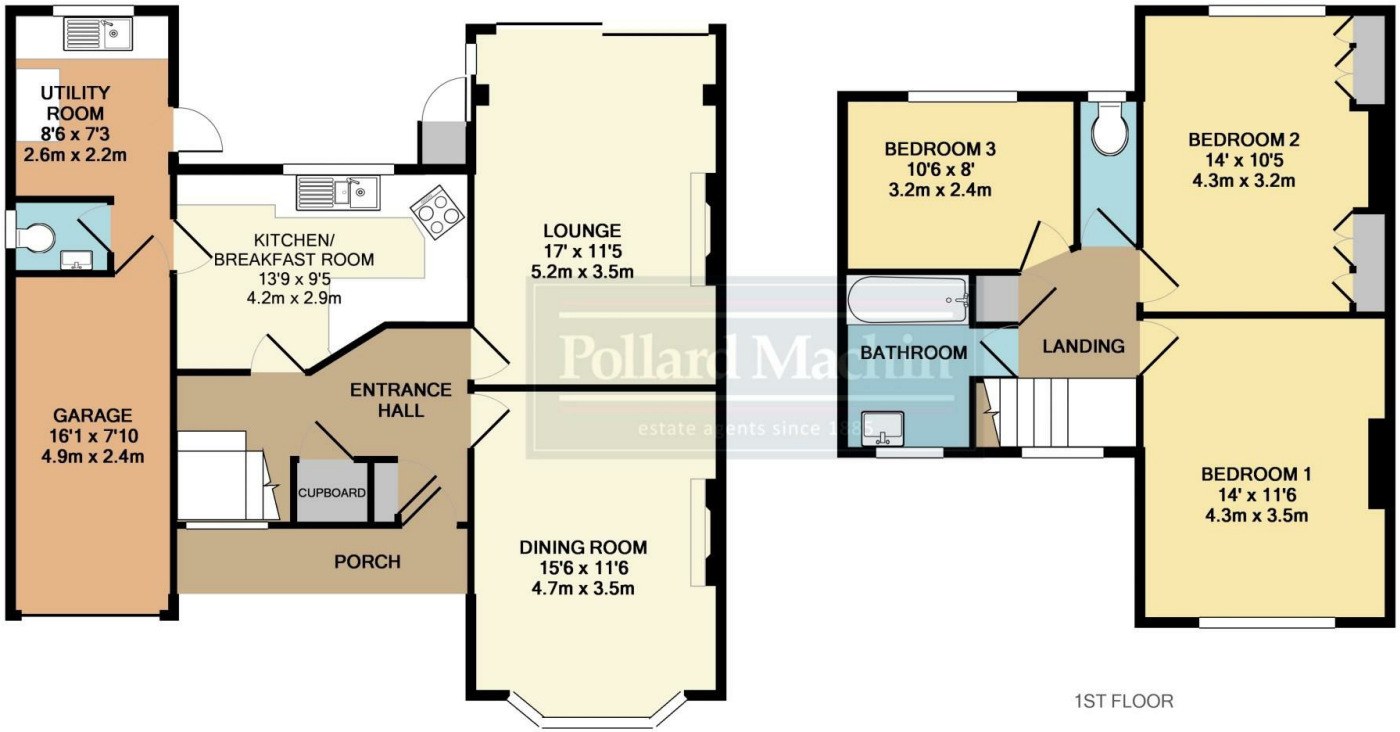
Externally, the property continues to impress with a substantial rear garden ideal for a family or keen gardeners alike. To the front, a private driveway provides off-street parking, complemented by an integral garage, offering valuable additional storage of potential for alternative use subject to planning and consents.











Brian Ave, South Croydon CR2
Approx. Gross Internal Area 1,292 sq. ft / 120.05 sq. meters

Whilist 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.
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Key Features:

- Three Well Proportioned Bedrooms
- Premier Road In Sanderstead Village
- Two Generous Size Reception Rooms
- 130' Garden
- Choice Of Excellent Schools
- Cloakroom
- Utility Room

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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