

Asking Price: Offers In Excess Of £385,000

Addington Road | Sanderstead | Surrey | CR2 8RN

Pollard Machin

estate agents since 1885

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No Onward Chain | Share of Freehold | Rarely Available Maisonette
A rare opportunity to acquire this beautifully presented and exceptionally spacious two double bedroom maisonette located on the first floor with own hallway and sweeping staircase, enviably positioned within beautifully maintained communal gardens and just a short stroll from the heart of Sanderstead Village. Maintenance charge - £2,400 per year, zero ground rent.

Immaculately presented throughout, this impressive home offers an abundance of natural light and generous proportions. The stunning dual-aspect reception room, measuring an impressive 23'0 x 14'1, provides an elegant yet welcoming living space, perfect for both relaxing and entertaining. The superb 23'4 x 8'8 open-plan kitchen/dining room is thoughtfully designed, creating a stylish and sociable hub of the home.

Both bedrooms are generous doubles, with the superb principal suite measuring 16'9 x 13'1 and featuring an extensive range of fitted wardrobes. Each bedroom benefits from its own well-appointed en-suite shower room, offering a level of comfort and privacy rarely found in properties of this type. Further benefits include a private garage en bloc, beautifully landscaped communal gardens and the significant advantage of a share of freehold, together with the convenience of no onward chain.

Combining spacious accommodation, elegant presentation and an enviable village location, this exceptional maisonette represents a rare opportunity to secure a home in one of Sanderstead's most desirable residential settings.

Doble Court is located off Addington Road adjacent Selsdon Park golf course being within reach of Sanderstead village with it's array of shops, including Waitrose, coffee shops, a good selection of restaurants, hairdressers and barbers, church, Gruffy and village pond together with tennis, cricket, bowls and golf clubs with bus routes into Croydon, Selsdon, Warlingham and Purley. EPC Rating C. Council Tax Band E.











Doble Court, Addington Road, South Croydon, CR2
Approx. Gross Internal Area 1002sq ft / 93sq 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:

- No Onward Chain
- Share of Freehold – 900 + years
- Rarey Available First Floor Maisonette
- Garage
- Two Bedrooms Both With Ensuite Shower Rooms
- Lovely Double Aspect Spacious Reception Room
- Kitchen Open Plan To Dining Room
- Own Front Door and Entrance Hallway

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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