



Offers Over £515,000 Freehold For Sale

The Woodfields, Sanderstead



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Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. Sonic / laser Tape: All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. Services Not tested: The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. All Measurements: All Measurements are Approximate: Mortgage & Financial Advice: The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

Offers Over **£515,000** Freehold

3 Bedroom Semi-Detached House

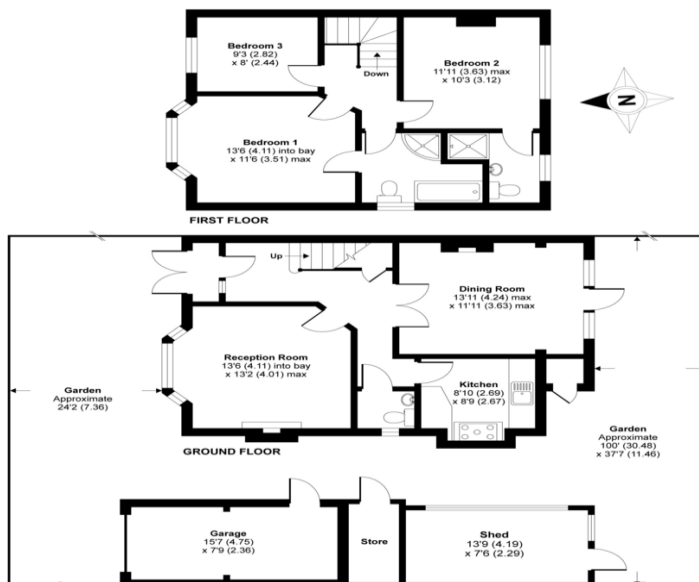
Superb 3 bedroom, 2 bathroom, semi-detached house in quiet residential road near to popular schools. Boasting a wider than average garden with a garage to the side, off street parking and potential to extend subject to obtaining suitable planning permissions and consent. Wide entrance hall, large living room, spacious dining room, modern kitchen, downstairs cloakroom/wc, luxury bathrooms, 1 en-suite and a secluded good sized family garden. **SOLE AGENTS.**

- 3 Bedrooms/2 Bathrooms
- 2 Reception Rooms
- Downstairs Cloakroom/WC
- Modern Kitchen
- Off Road Parking
- Garage
- Sunny Garden
- Double Glazed Windows



The Woodfields, Sanderstead, South Croydon, CR2

APPROX. GROSS INTERNAL FLOOR AREA 1233 SQ FT 114.5 SQ METRES
(INCLUDES GARAGE, EXCLUDES SHED & STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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