

FOR SALE

£565,000 Freehold



## 15 Princes Close, Sanderstead, Surrey. CR2 9BP

- Two Double Bedrooms
- Lounge/Diner
- Modern Bathroom
- Well Stocked Front & Rear Gardens
- Garage
- Good Size Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Off Street Parking For 2 Cars
- Quiet Cul-De-Sac



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### PROPERTY DESCRIPTION

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Situated in a quiet and popular cul-de-sac which is highly convenient for Warlingham and Sanderstead train stations, doctors' surgery and within a 5-7 minute walk of supermarket, local shops, bus routes, Riddlesdown Common and well regarded schools. This spacious two double bedroom detached bungalow has been well maintained by the present owner and benefits from gas central heating, double glazing, a good size garage and workshop, well stocked front and rear gardens and well planned accommodation with plenty of natural light throughout. Potential to extend (subject to planning) Immediate vacant possession.





## ROOM DESCRIPTIONS

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### Large Front Garden

Laid to lawn, flowerbeds, shrubs, rhododendron, rose bushes, fuchsia, daffodils, block paved off street parking, up and over door to garage, gated side access, part stained glass double glazed front door to:

### Double Glazed Leaded Light Porch

With tiled floor, light and front door to:

### Entrance Hall

Radiator, phone point, cloaks cupboard, temperature control, fitted carpet, door to:

### Lounge/Diner

17' 6" x 11' 11" (5.33m x 3.63m)

Double glazed casement windows overlooking rear garden, two double radiators, mock fireplace with electric fire, surround and mantel, power points, fitted carpet, double glazed french doors onto patio and rear garden, door to:

### Kitchen

11' 11" x 8' 2" (3.63m x 2.49m)

Dual aspect double glazed casement windows overlooking rear garden, plenty of modern matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, gas hob with concealed cooker hood, double electric oven, fridge/freezer, washing machine, power points, vinyl flooring, door to rear garden.

### Bedroom 1

14' 4" x 10' 11" (4.37m x 3.33m)

Double glazed casement windows into rounded bay, radiator, coved cornice, power points, fitted carpet.

### Bedroom 2

12' 9" x 10' 4" (3.89m x 3.15m)

Double glazed casement window to front, radiator, fitted mirrored wardrobes with shelf, power points, fitted carpet.

### Bathroom

8' 2" x 6' 5" (2.49m x 1.96m)

Frosted double glazed casement window to side, fully tiled walls with decorative border, heated towel rail, modern matching white suite comprising panel bath with Aqualisa shower above, vanity unit housing wash hand basin, low flush wc, airing cupboard housing Worcester gas combination boiler, ceramic tiled floor.

### Mature Secluded Rear Garden

Approx. 45ft x 43ft. Patio area, laid to lawn, flowerbeds, mature shrubs, heather, holly bush, laurel, azalea, Bramley apple tree, rose bushes, storage shed, outside tap, gated side access, part glazed door to:

### Workshop

11' 10" x 6' 5" (3.61m x 1.96m)

Casement window overlooking rear garden, workbench, shelf, power and light, through to:

### Garage

14' 2" x 6' 5" (4.32m x 1.96m)

With up and over door, power and light.



# FLOORPLAN



GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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