



46 West Hill, South Croydon

Offers Over £1,000,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

46 West Hill

South Croydon

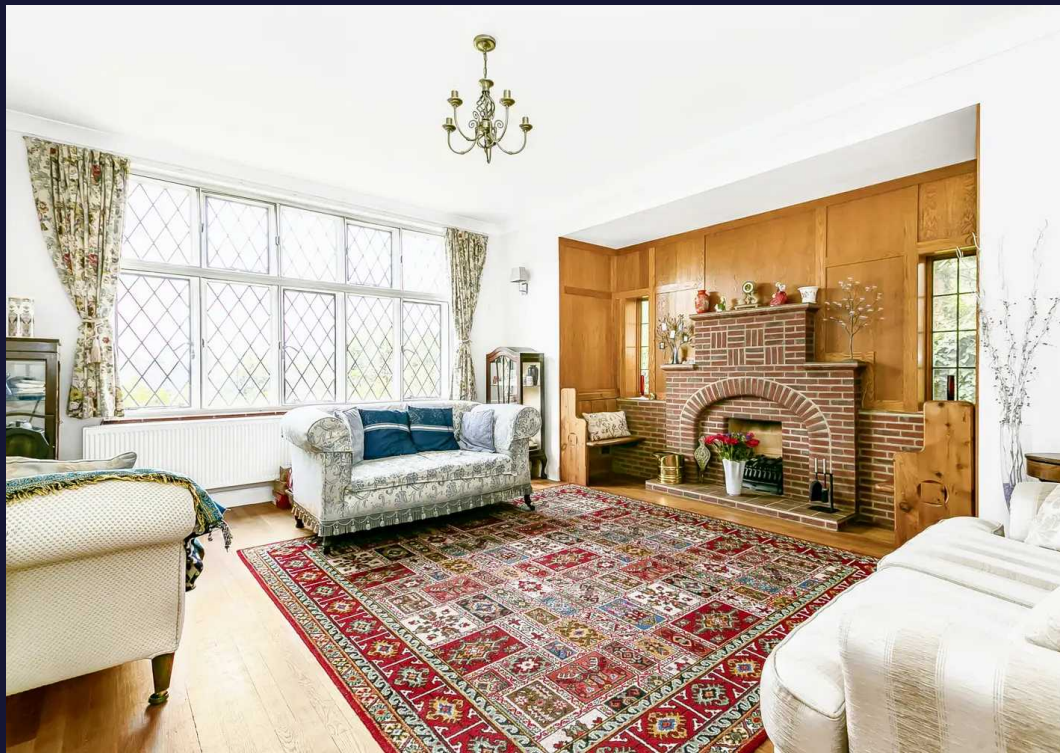
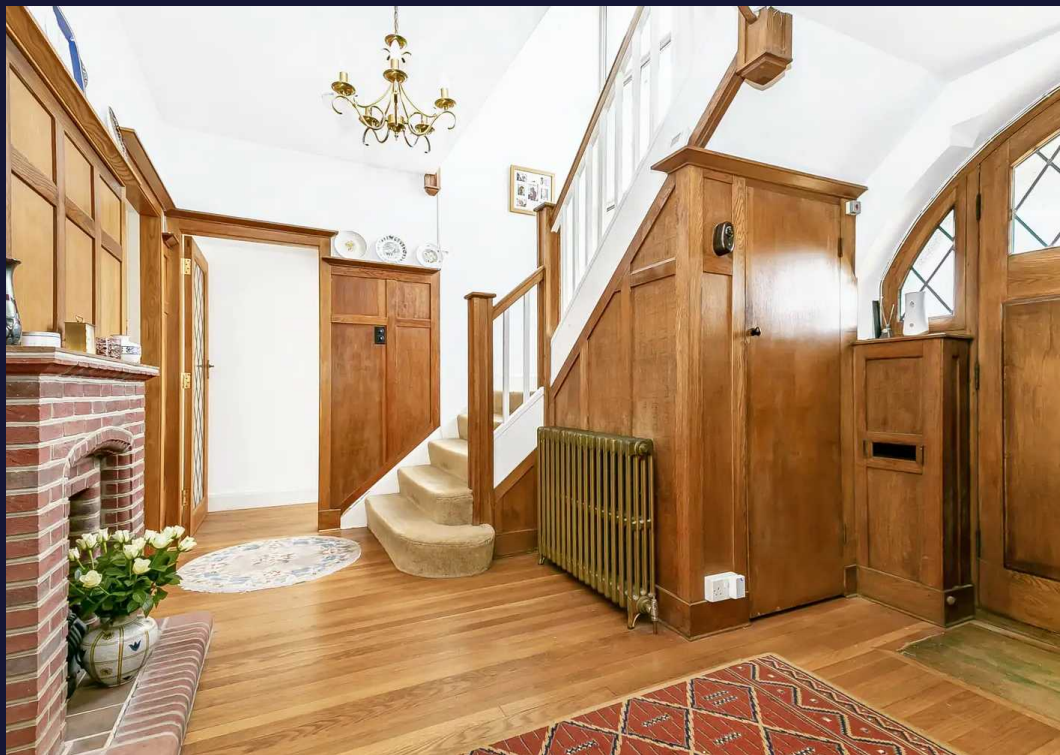
This character 1930's detached double fronted, four bedroom, two reception room family residence situated in a premier road, offering extension potential to both side, rear and loft (stpp), just 10 minutes walk to Sanderstead station. Bordered to the road by a dwarf wall and high mature hedge, sweeping gravel driveway leading to detached garage. Covered porch, reception hall with fireplace, WC, living room with inglenook style fireplace overlooking front garden, dining room with french doors and windows overlooking rear terrace and garden, fully fitted kitchen/breakfast room with french doors to rear paved terrace, separate utility room, door to side access and garage. Staircase to first floor with spacious galleried landing, principal bedroom to front aspect, three further bedrooms, family bathroom with bath and separate shower, WC.

Council Tax band: G

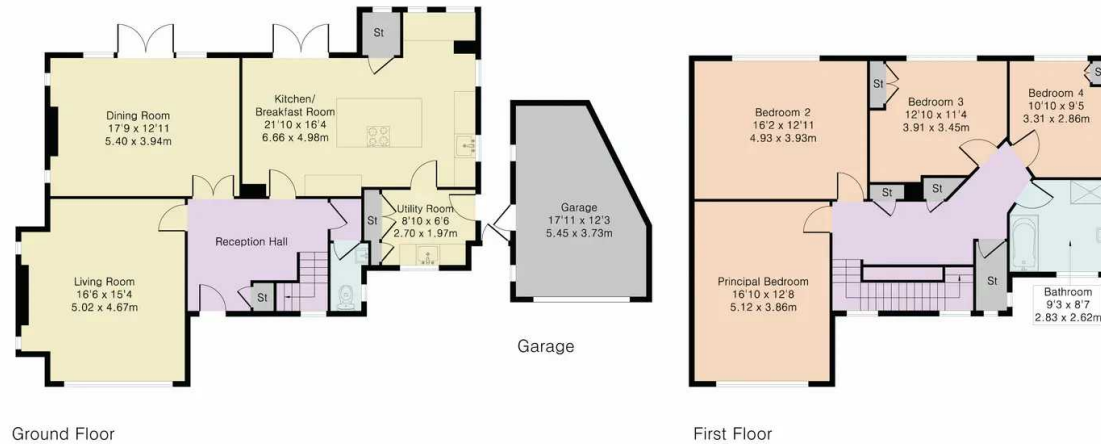
Tenure: Freehold

- FOUR BEDROOM DETACHED RESIDENCE
- TWO RECEPTION ROOMS
- WIDE FRONTAGE OFFERING EXTENSION POTENTIAL TO SIDE, REAR & LOFT (STPP)
- VIEWINGS START THIS SATURDAY 2 SEPTEMBER
- LARGE GARDEN
- WALKING DISTANCE TO SANDERSTEAD STATION
- TENURE - FREEHOLD
- COUNCIL TAX BAND - G
- EPC RATING - D





Approximate Gross Internal Area 2198 sq ft – 204 sq m
Ground Floor Area 1054 sq ft – 98 sq m
First Floor Area 957 sq ft – 89 sq m
Garage Area 187 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.