

WOODS

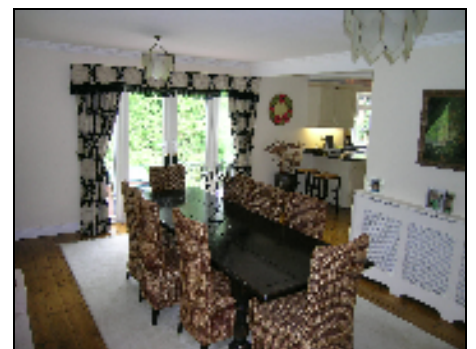
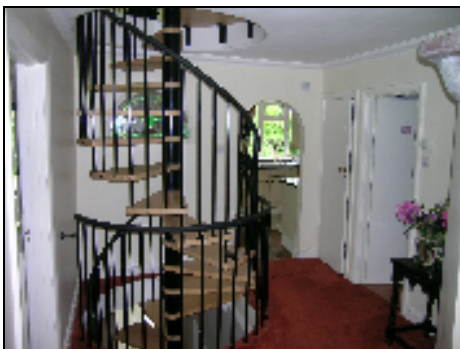
Land and Estate Agents

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13 MOUNTWOOD CLOSE, SANDERSTEAD, SURREY CR2 8RJ

**A UNIQUE and BEAUTIFULLY PRESENTED DETACHED CHALET BUNGALOW
with DECEPTIVELY SPACIOUS ACCOMMODATION PLUS ANNEXE.
CUL-DE-SAC POSITION BACKING WOODLAND**



PRICE: £499,950 FREEHOLD

The Property comprises an Individual Detached Chalet Style Bungalow on three floors providing well proportioned accommodation with views overlooking Selsdon Woods.

We strongly recommend an Internal Inspection to fully appreciate this unique home.

Directions: From Sanderstead roundabout, head along the Addington Road towards Selsdon. Continue along for approximately half a mile and Mountwood Close is on the left hand side. No. 13 is situated at the end of the cul-de-sac.

Situation: The property is situated in a quiet cul-de-sac, backing onto Selsdon Woods and is located halfway between Sanderstead and Selsdon High Street, both of which provide a good range of shops and amenities including, amongst others: Banks, Chemist, Post Office, and Sainsbury's supermarket with Library and Community Centre. There are a variety of state and private schools for all ages including Croydon High School for Girls, sports and recreation facilities with several established Golf Courses. The local bus service travels to Croydon and the surrounding area and there are stations at East & South Croydon travelling to Central London.

The accommodation, with approximate dimensions comprises:

ENTRANCE HALL 22'6 x 9'2 max: Concealed panelled radiator. Wall lights. Airing cupboard. **Open Tread Spiral Staircase** giving access to lower and upper rooms.

BATHROOM: Panelled bath with central shower fitting and mixer taps. Solid wood vanity wash hand basin. Fitted mirror with lighting. Low level w.c. Chrome towel radiator. Shower cubicle, fully tiled with chrome shower. Tiled walls. Ceramic tiled floor. Frosted window.

LOUNGE 18'6 x 12'0: Double glazed leaded bay window to front. Custom built radiator underneath. Leaded window to side. Central ceiling rose.

DINING ROOM 18'6 x 13'0: Concealed panelled radiator. Varnished floor boards. Central brick fireplace with Living Flame Log Effect Gas Fire. Display plinths to either side. Varnished floor boards. Two double glazed windows to side. Double Glazed French Doors to: **BALCONY:** With wrought iron balustrade. Tiled floor. Superb views overlooking rear garden, and Selsdon Woods beyond. The Dining Room leads through to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM 8'9 x 16'8: Fitted with a wide range of wall and base units with cupboards, drawers and shelves. Concealed pelmet lighting. Granite style work surface areas, extended to a Breakfast Bar at one side. Stainless steel sink with mixer taps. Part tiled walls. Varnished floor boards. Fitted plinth with low voltage lights above sink. Concealed panelled radiator. Stained glass half moon window to hallway. The Kitchen has a range of integrated appliances comprising Smeg stainless steel gas four burner gas hob. Double width oven below. Integrated extractor hood. Fridge/freezer. Microwave and dishwasher. Tiled floor. Low voltage lighting. Door to:

SUN ROOM: 19'9 x 6'9: With picture windows to three sides overlooking gardens with far reaching views on one side. Ceramic tiled floor. Wall lights. The Sun Room includes a cupboard with space for washing machine and tumble dryer with tiled surface above. Door to **Balcony.**

BEDROOM - 15'6 x 12'0: Double glazed leaded bay window to front. Custom built radiator underneath.

FIRST FLOOR: Comprises a

MASTER BEDROOM SUITE 15'8 x 10'10 max: Small leaded window to front. Open eaves storage space. Loft access.

ENSUITE SHOWER ROOM: With shower tray and curtain. Wash hand basin. Low level w.c. Spot lights. Extractor fan. Tiled floor and walls.

DRESSING ROOM/BEDROOM 16'2 x 12'4: Window to rear garden. Open eaves storage space.

The **Spiral Staircase** leads down to a **LARGE SELF CONTAINED ANNEXE:**

ENTRANCE HALL: With ceramic tiled flooring. Radiator. Door to outside.

KITCHEN/DINING ROOM 11'7 x 12'9: Wood laminate floor. Range of base units with drawers and cupboards. Beech effect work surface with stainless steel sink and mixer taps. Radiator. Open tread steps leading to:

SITTING ROOM 20'1 x 11'7: Wood laminate floor. Radiator. Wrought iron balustrade with wooden cill. Archway to **HALLWAY:**

BEDROOM - 14'1 x 11'7: Wood laminate floor. Radiator. Double glazed window to Rear Garden. Raised deep display cill. Door to a Storage Compartment.

SHOWER ROOM: With a large double width, double depth shower cubicle with sliding doors. Pedestal wash hand basin. Mosaic tiled splashback. Low level w.c. Heated towel radiator. Ceramic tiled floor. Low voltage lights.

OUTSIDE: To the **Front** of the Property, there is a **Single Garage** with 'up & over door', power & light, and driveway with parking for two cars. A brick pathway leads the Front Door, and is bordered by mature flower beds. There is also a sideway, giving access to the **Rear Garden**.

The **Verandah** has high ceilings and arches leading through to the side of the House, where there is a raised mediterranean style flower bed with shrubs and plants. At one end of the verandah, there is a storage cupboard which also houses the gas central heating boiler. The Verandah leads to **A Large Terrace** which has flagstones of various sizes and a wrought iron balustrade overlooking the garden, which is accessed via steps, which are bordered by flower beds comprising a variety of yucca's, hosta's and day lilies and lead to:

THE LOWER GARDEN AREA: Where there is an attractive **Large Circular Fish Pond** bordered by a flower bed with a variety of mature specimen shrubs and solar powered lighting. Steps to either side of the Pond lead onto the lawn which is bordered by hedges, flower beds and mature trees which lead to Selsdon Woods. The Garden and is mainly laid to lawn and is gently sloping.

CURRENT COUNCIL TAX BAND (F) London Borough of Croydon Council

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VIEWING *Strictly* by appointment with Vendor's Agent

AGENTS NOTE: The agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances, or specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves, etc. And accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specially itemised within these Particulars