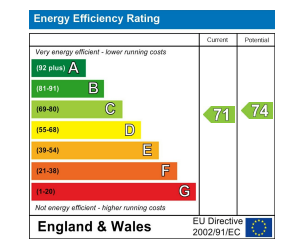




EST 1973
Paul Meakin
ESTATE AGENTS

**Offers In Excess Of £385,000 Doble Court,
Sanderstead, CR2 8RN**



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Set within the attractive and well maintained development of Doble Court, this rarely available, chain free two double bedroom first floor maisonette offers exceptionally spacious accommodation in a highly desirable Sanderstead location.

One of the standout features of the property is its own private front door, opening into a generous entrance hall with staircase rising to the first floor accommodation.

The impressive dual aspect reception room measures approximately 23'0 x 14'1, providing a wonderfully bright and spacious living area with plenty of room for both relaxing and entertaining. A separate open plan kitchen/dining room offers another excellent social space with ample room for dining.

Both bedrooms are generous doubles and benefit from their own en-suite shower rooms. The principal bedroom is particularly impressive at approximately 16'9 x 13'1 and features an extensive range of fitted wardrobes.

Externally, Doble Court is surrounded by beautifully maintained communal gardens, while the property also benefits from a private garage en bloc.

Further advantages include a share of freehold, lease of 974 years, no ground rent and no onward chain, making this an excellent opportunity for buyers seeking generous accommodation with the feel and privacy of a maisonette.

Doble Court is conveniently positioned off Addington Road, adjacent to Selsdon Park Golf Club and within easy reach of Sanderstead Village. The village offers a good selection of everyday amenities including Waitrose, coffee shops, restaurants, hairdressers and barbers, while nearby recreational facilities include The Gruffy, Sanderstead Recreation Ground and local tennis, cricket, bowls and golf clubs.

Regular bus services provide connections towards Croydon, Selsdon, Warlingham and Purley, making this a particularly convenient location while retaining the quieter surroundings associated with Sanderstead. Service charge £2,400 per annum.

- Rarely Available First Floor Maisonette
- Two Double Bedrooms
- No Onward Chain
- Share of Freehold with 900+ Year Lease
- Two En-Suite Shower Rooms
- Impressive Dual Aspect Reception Room
- Spacious Open Plan Kitchen/Dining Room
- Own Private Entrance & Entrance Hall
- Garage En Bloc
- Beautifully Maintained Communal Gardens

