



**23 KENDALL AVENUE SOUTH
SANDERSTEAD, SURREY CR2 0QR**

Offers in excess of £950,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591
www.csj.eu.com
info@csj.eu.com



Proposed North West Facing Elevation (Front)



THE LOCATION

The property is situated on a pleasant tree lined residential road with Purley Oaks and Sanderstead Railway stations just a short walk away with access via two separate lines to London Bridge and Victoria within 23 minutes.

Bus routes along Sanderstead Hill serve Croydon, Warlingham and Selsdon with many shopping facilities to include Sainsbury's and Aldi.

Well regarded schools in the area include Riddlesdown, Whitgift for Boys, Croydon High for Girls plus many more.

The M23/M25 is within a 25 minute drive, serving Gatwick Airport and Brighton.

THE DESCRIPTION

Existing four bedroom detached family home with attached garage that has been converted creating a cinema room
Plot extends to 664 Sq m.

Planning consent has been granted to extend and convert the existing dwelling and create two semi detached houses.
Subject to further planning it is felt the site may lend itself to become 4 or 5 apartments

THE PLANNING

Planning was granted on the 27th October 2021 by Croydon Council ref: 21/03069/FUL for
Erection of a two-storey wrap around extension and sub division of the property into a semi-detached building of 2x 4-bedroom dwellings



THE ACCOMMODATION

Proposed new dwellings will be four bedroom semi detached houses

23 = 157.8 Sq m

23a = 157.8 Sq m

Total proposed GIA 315.6 Sq m

THE TERMS

Offers in excess of £950,000 are invited for the freehold interest with vacant possession provided upon completion

Please be advised that subject to planning offers are not being considered

THE LEGALS

Each party are responsible for their own legal expenses

THE VIEWING

Contact Sole Agents Christopher St James

020 8545 0591

developments@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.