



Asking Price: Price Guide £675,000

Croham Valley Road | South Croydon | | CR2 7RB

Pollard Machin

estate agents since 1885

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****No Onward Chain.**** A well-presented and thoughtfully extended four/five-bedroom semi-detached family home, enjoying an impressive 120' southerly aspect rear garden backing directly onto the tranquil surroundings of Littleheath Woods.

The property offers generous and versatile accommodation, including an impressive 26'3 x 11'6 through lounge/dining room, featuring a bay window, ample storage and double-glazed doors opening onto the rear patio. The separate fitted kitchen measures 12'4 x 10'10 and is equipped with an oven, hob, extractor hood, fridge freezer and dishwasher, with direct access to the garden. A cloakroom completes the ground floor.

Upstairs are four well-proportioned bedrooms, together with a study offering the flexibility to serve as a fifth bedroom if required. The property further benefits from a family bathroom with shower over bath and a separate wet room.

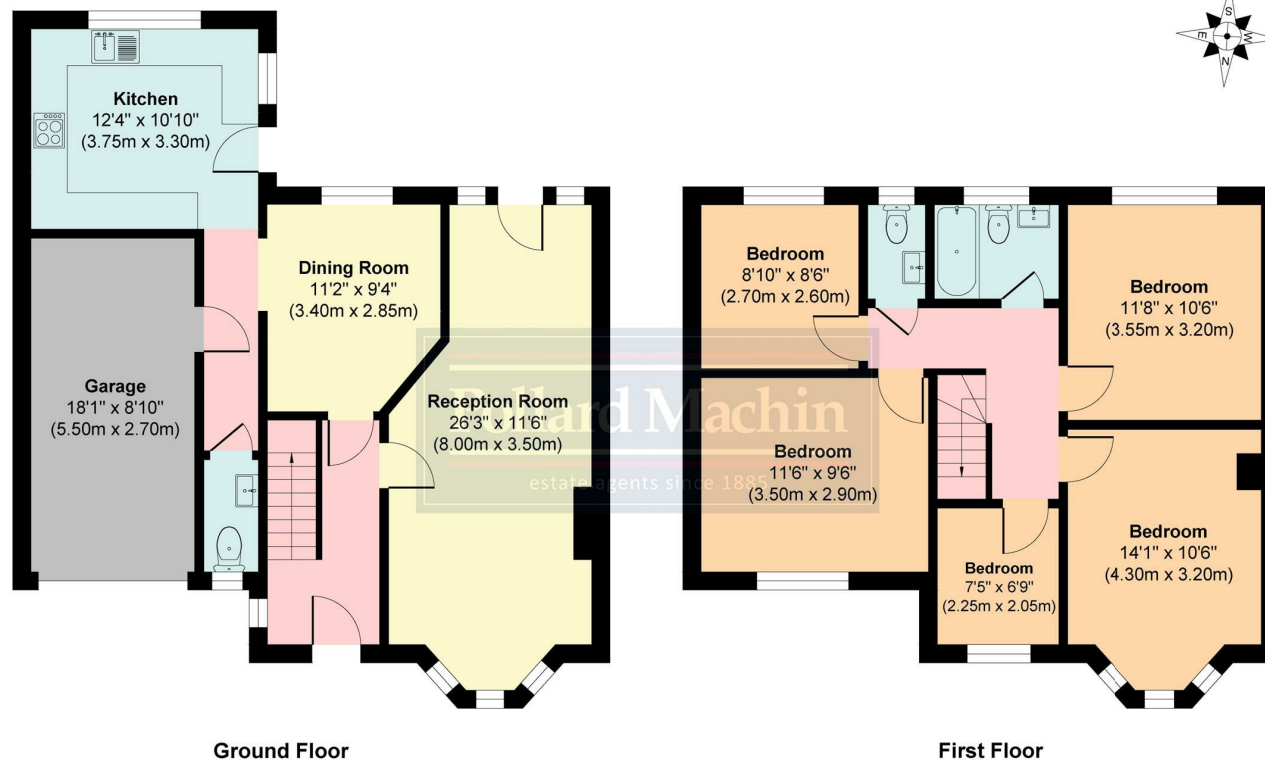
Outside, the particularly attractive 120' southerly aspect garden is a notable feature, backing onto Littleheath Woods and offering a patio area, side access and excellent scope for family enjoyment. To the front is a driveway providing parking for several vehicles, together with an integral 18'1 x 8'10 garage.

Additional benefits include gas central heating and double glazing. A canopy entrance porch leads into the welcoming reception hall.

Croham Valley Road is conveniently positioned for local shops, a choice of state and private schools, churches, tennis, cricket and golf clubs, as well as regular bus services providing access to the surrounding area and South Croydon. The property is also within reach of the Croydon Tramlink network, while Littleheath Woods, Ballards Plantation and Croham Hurst Woods are all close at hand.

EPC Rating E. Council Tax Band F.





Key Features:

- No Onward Chain
- Impressive 25'7x11'5 Through Lounge/Dining Room
- 120' Southerly Aspect Garden
- Backing Littleheath Woods
- Driveway with Parking for Several Cars
- Downstairs Cloakroom

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Approx. Gross Internal Area 1,310 sq. ft / 121.75 sq. meters

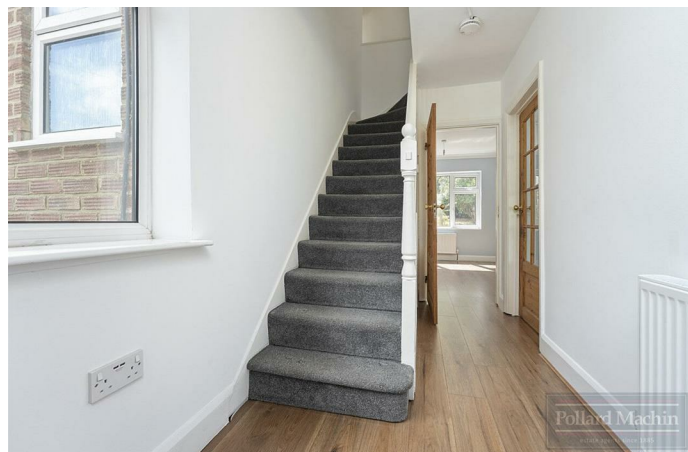
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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