



2 Peartree Close, South Croydon, Surrey, CR2 9BR

Pollard Machin

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2

Peartree Close
South Croydon
Surrey CR2 9BR

Guide Price £425,000

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Description

A three bedroom terraced family home offered to the market with no onward chain, the property benefits from a garage en bloc and private rear garden. Situated within close proximity to both Sanderstead village and Hamsey Green. EPC Rating TBC. Council Tax Band D.

Accommodation

The property briefly comprises; Hallway with downstairs cloakroom, spacious living room with understairs cupboard and open plan modern fitted kitchen and conservatory. Upstairs provides two double bedrooms with fitted wardrobes, further single bedroom/study and modern family bathroom. The rear garden is mainly laid to lawn with shrub and plant borders along with a patio area and summer house. The property also benefits from a garage en bloc for parking/storage.

Location

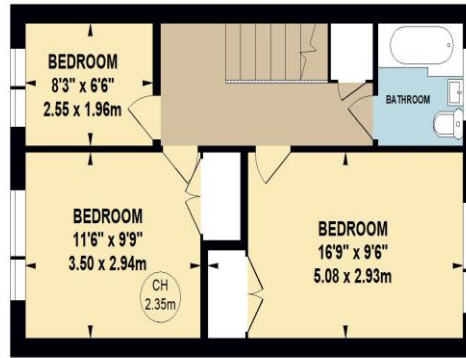
Peartree Close is a turning off Limpsfield Road being within reach of both Atwood and Warlingham schools together with a choice of churches, tennis, golf and cricket clubs, bus routes into Warlingham, Sanderstead, Purley, Selsdon and Croydon and either Sainsbury's or Waitrose.



Peartree Close, CR2

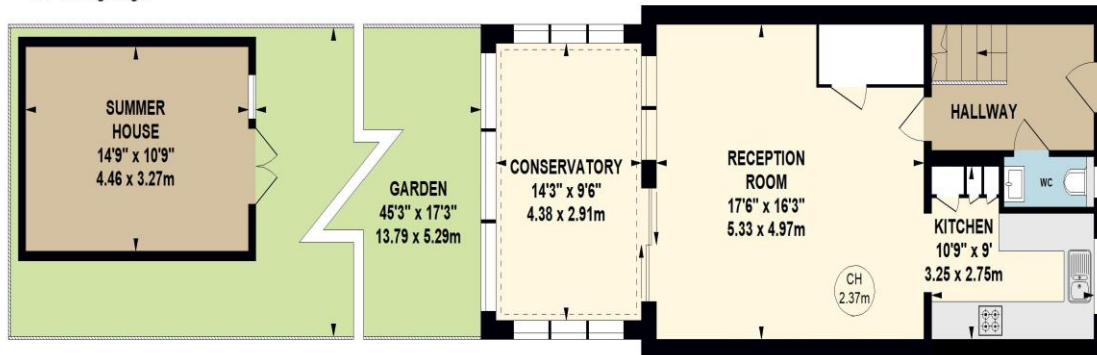
Approximate gross internal area
116.03 sq m / 1249 sq ft
(Including Summer House)

Summer House
14.49 sq m / 156 sq ft



First Floor

Key :
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



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.





Viewings Strictly by Appointment Only

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