



35 Haling Park Road, South Croydon, Surrey, CR2 6NJ

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South Croydon
Surrey CR2 6NJ

Guide Price £425,000

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Description

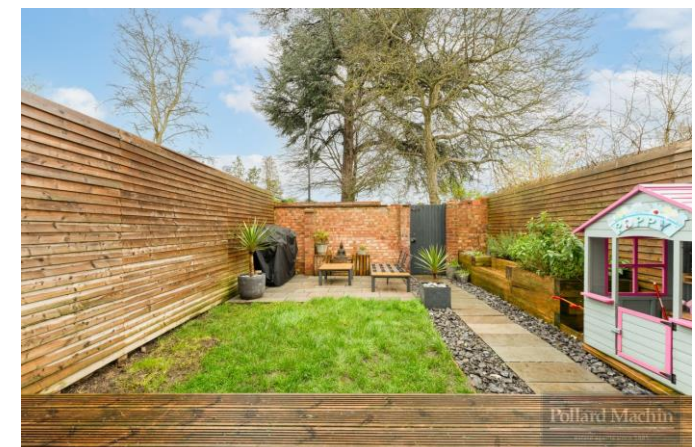
An extremely well presented three-bedroom mid terraced house with a garage en bloc conveniently located for amenities and transport. Council tax band D, EPC rating C

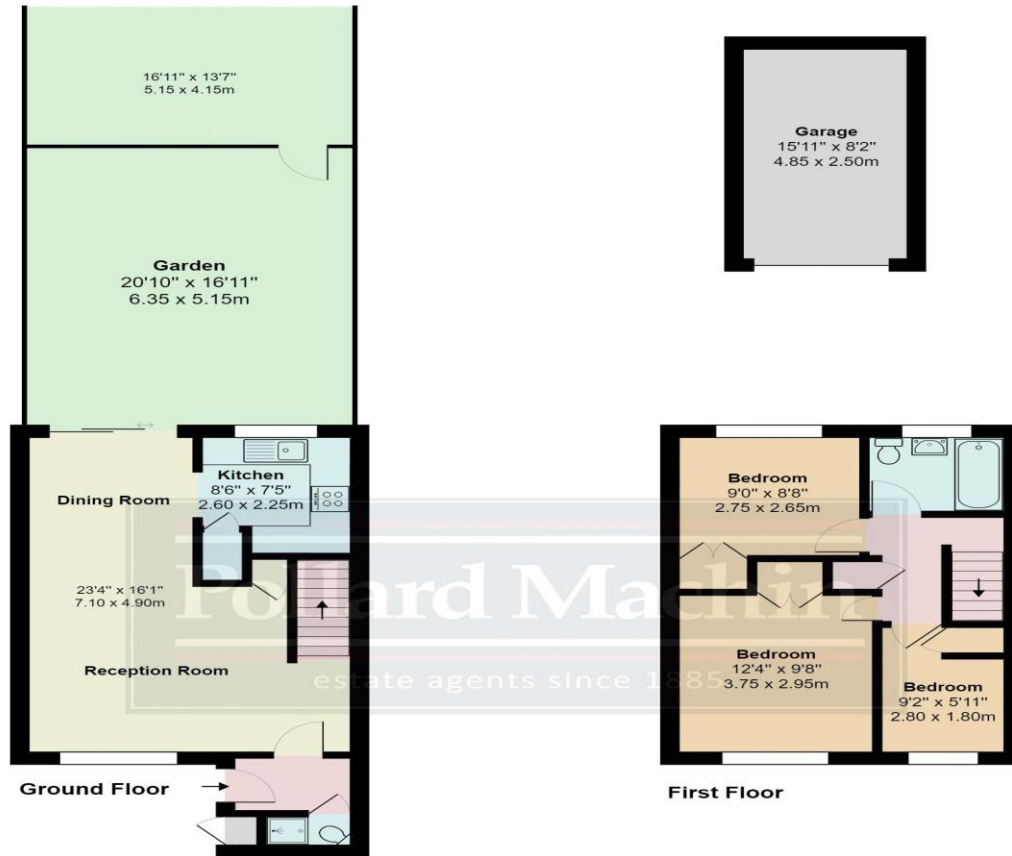
Accommodation

The accommodation briefly comprises a downstairs cloakroom, an impressive 25ft reception room, separate kitchen, three bedrooms and family bathroom. Outside the garden is landscaped and mainly laid to lawn extending 20ft approximately, beyond the gate is additional land forming part of your boundary. Recent renovations include a full re-wire, newly fitted boiler and central heating system, new double glazed doors on the back of the house, power shower in the upstairs bathroom and re-felted the front flat roof. There is a garage en bloc.

Location

Situated on Haling Park Road under a mile from South Croydon Station offering regular links into London and in close proximity of several popular state and private schools including Whitgift and Cumnor House. Croydon's 'Restaurant Quarter' is in easy reach whilst Croydon Town Centre offers a plethora of shopping facilities with a wider range of department stores in Purley Way. The open spaces of Duppas Hill Recreation Ground, Purley Way Playing Fields, Lloyd Park and Croham Hurst Woods are in the vicinity.





Haling Park Road, South Croydon, CR2
Gross Internal Area 785.8sq ft / 73sq 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 shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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