



7 Manor Gardens, South Croydon, Surrey, CR2 7BU

Pollard Machin
estate agents since 1885

7

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Offers in Excess of £975,000

Description

A well presented and extended four bedroom detached family home boasting over 1750 square feet internally situated in a quiet close in South Croydon overlooking the green and set on a large plot. EPC Rating C. Council Tax band F.

Accommodation

Ground floor- Spacious entrance hall with plenty of storage, living room/open plan dining area, modern refitted kitchen/breakfast room featuring integral appliances and downstairs cloakroom. First floor- Four double bedrooms with fitted wardrobes, modern family bathroom, the master bedroom is complete with en suite master and large balcony enjoying views over the garden. Outside- The south-facing garden is mainly laid to lawn with several shrub and plant borders, a large patio area adjacent to the rear of the property and summer house. The front provides ample parking for several vehicles in addition to the garage.

Location

Manor Gardens is a quiet close located off of Manor Way in close proximity of Croham Hurst Golf Club, several bus routes and a selection of popular state and private schools including Old Palace of John Whitgift, Whitgift School, Coombe Wood and Royal Russell. South Croydon Station is under a mile from the property as well as Lloyd Park Tramlink Stop and the open spaces of Lloyd Park, Croham Hurst Woods and Addington Hills.





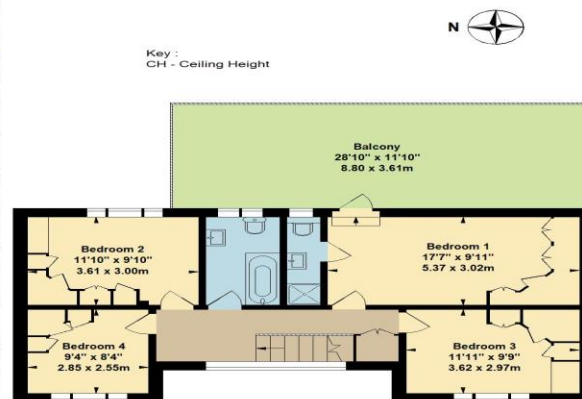
Ground Floor

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



Manor Gardens, CR2

Approximate gross internal area
163.41 sq m / 1769 sq ft
 (Excluding Summer House)
 Summer House
16.81 sq m / 181 sq ft



First Floor

Key :
 CH - Ceiling Height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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