



139 Haling Park Road, South Croydon, Surrey, CR2 6NN

Pollard Machin
estate agents since 1885

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Offers in Excess of £675,000

Description

Extremely well presented three double bedroom detached bungalow set back from the road and offering further potential for extension STPP. EPC rating D.

Accommodation

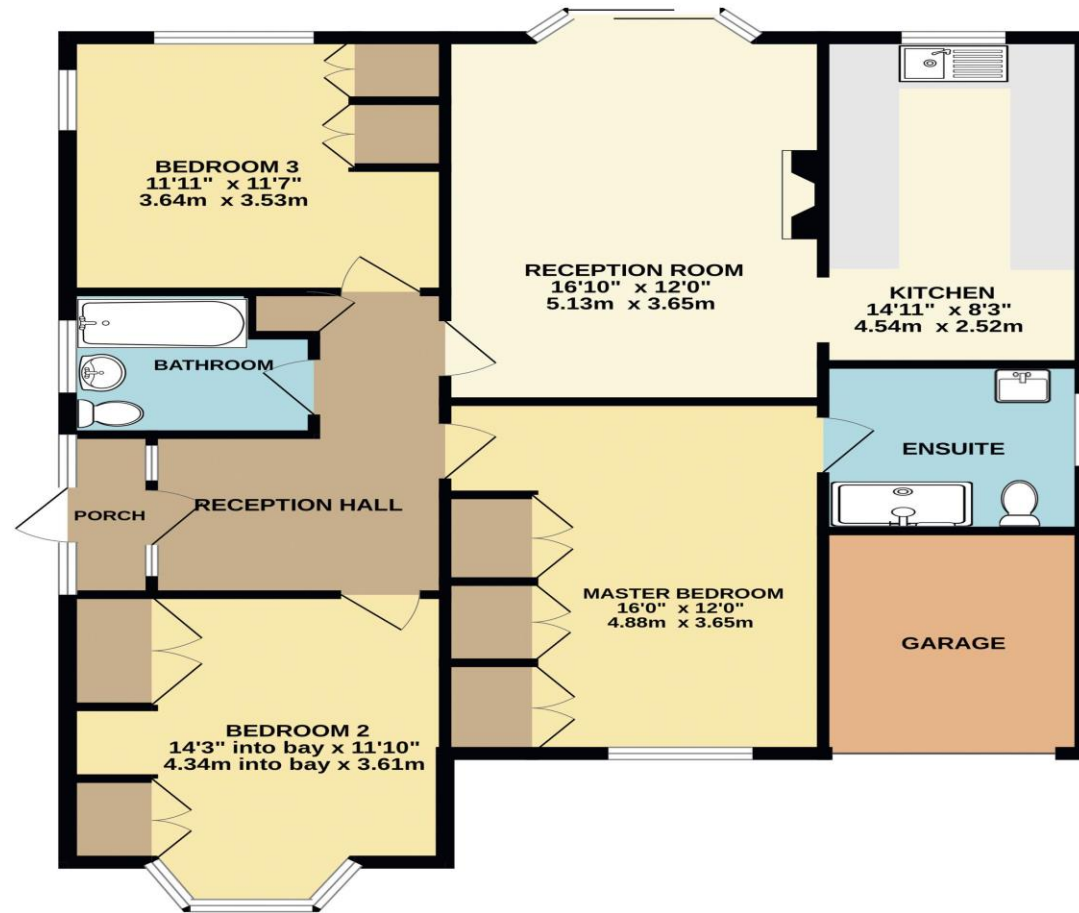
Occupying a spacious 0.22 acre level plot and approached via a gated driveway this three bedroom detached double bungalow comprises porch, reception hallway with oak flooring, three double bedrooms all with fitted wardrobes and recently refurbished ensuite shower room with under floor heating to master, family bathroom generous 12'x16'7" reception room with oak flooring garden access and separate modern fitted kitchen. The property benefits from large gated driveway, garage, secluded circa 70' rear garden with large patio and additional 70' section behind rear fence, loft storage with insulation and double glazing.

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. Council Tax Band F.



GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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