



9 Greville Avenue, South Croydon, Surrey, CR2 8NN

**Pollard Machin**  
estate agents since 1885

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Offers in Excess of £545,000

### Description

A well presented three bedroom semi detached family home offering 1079 square feet internally, conveniently located close to Selsdon recreational ground, local amenities, transport links and local schools. EPC Rating F. Council Tax Band E.

### Accommodation

The property briefly comprises; Entrance hall, front living room with bay window, open plan living area/dining room with modern kitchen and downstairs cloakroom. Upstairs provides two double bedrooms, further single bedroom/study and modern family bathroom. The rear garden features a small courtyard to the front of the workshop, there is a large patio area ideal for entertaining and the remainder is laid to lawn with a large garden shed.

### Location

Greville Avenue is a cul-de-sac location off Abbey Road being within reach of a choice of schools, churches, sports centres, golf courses, Selsdon Recreation Ground and open countryside. Selsdon local amenities together with Sainsbury's and bus services into Croydon are also close by.



**Greville Avenue, CR2**

Approximate gross internal area

100.24 sq m / 1079 sq ft  
(Excluding Workshop)

Workshop

14.31 sq m / 154 sq ft



Key :  
CH - Ceiling Height



**First Floor**



**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	34 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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