



Littleheath Road, South Croydon, Surrey, CR2 7SB

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South Croydon
Surrey CR2 7SB

£550,000

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Description

Offered to the market with no onward chain is this three bedroom semi-detached family home with off-street parking, garage and a beautiful rear garden backing Littleheath Woods.

Accommodation

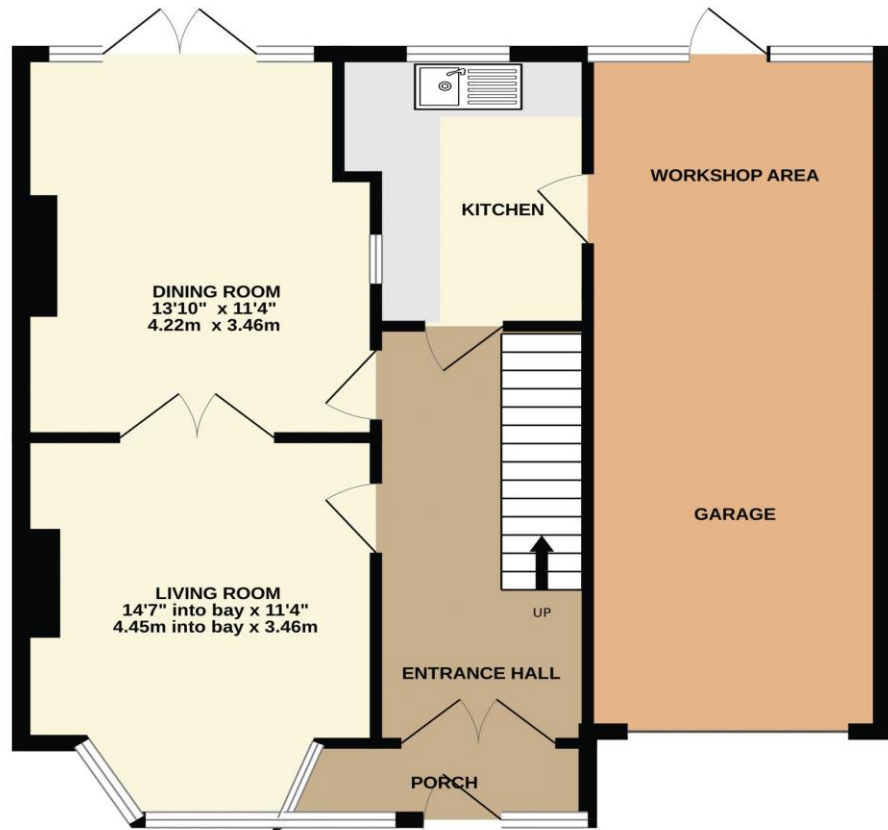
The accommodation briefly comprises porch, spacious entrance hall, bay fronted living room with doors through to the separate dining room overlooking the rear garden along with the kitchen leading to the garage with workshop area. To the first floor are three bedrooms and a family bathroom with four piece suite. Benefits include rear garden backing onto Littleheath Woods, off-street parking and garage with workshop area to the rear, gas central heating, double glazing to front, loft storage and no onward chain.

Location

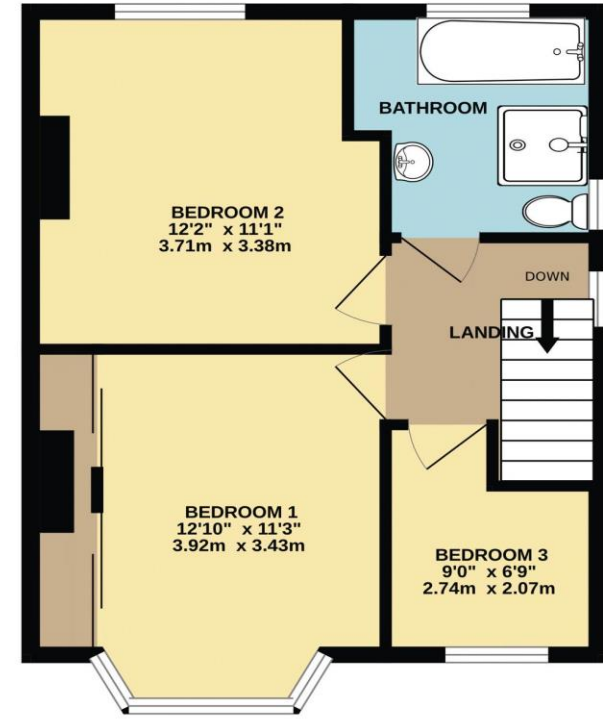
Littleheath Road is a sought after residential road on top of two bus services connecting to East Croydon Station in around 10 minutes, enjoying Littleheath Woods and Croham Hurst Woods and conveniently positioned within easy reach of Selsdon High Street with its comprehensive range of shops and amenities including Sainsburys, library, a choice of schools, golf courses and churches.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	83
(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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