



15 Manor Gardens, South Croydon, Surrey CR2 7BU

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Surrey CR2 7BU

£900,000

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Description

Welcomed to the market to the first time in over 30 years this four bedroom detached family home situated in a quiet close in South Croydon overlooking the green and occupying a stunning 0.25 acre South facing plot. EPC rating D.

Accommodation

The generous accommodation comprises entrance hallway with WC, spacious 13'1x18'7 double aspect living room leading into the sun room with bi-fold doors to the rear garden, kitchen/breakfast room and separate dining room overlooking the garden. To the first floor are four double bedrooms, family bathroom with bath and shower along with a separate WC. The property benefits from a beautiful 100' South facing rear garden with three storage rooms, driveway and garage, gas central heating, double glazing, loft storage cavity wall and roof insulation. Council Tax Band G.

Location

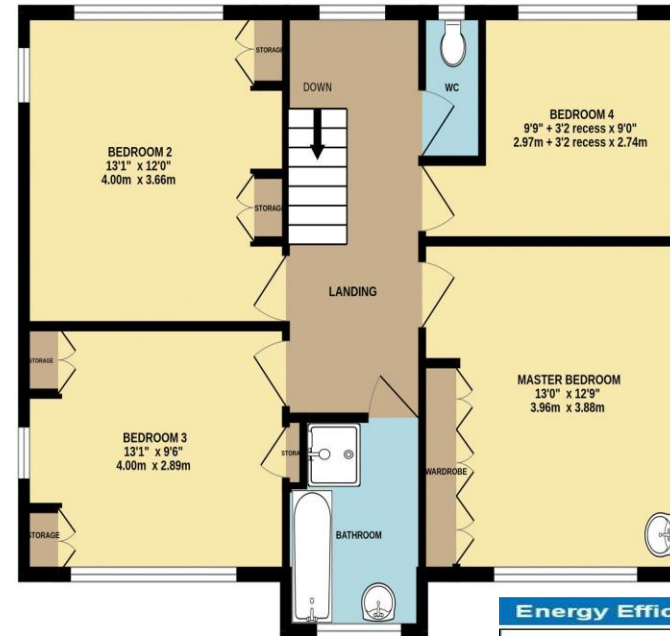
Manor Gardens is a quiet close located off of Manor Way in close proximity of Croham Hurst Golf Club, several bus routes and a selection of popular state and private schools including Old Palace John Whitgift, Whitgift School, Coombe Wood and Royal Russell. South Croydon Station is under a mile from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



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



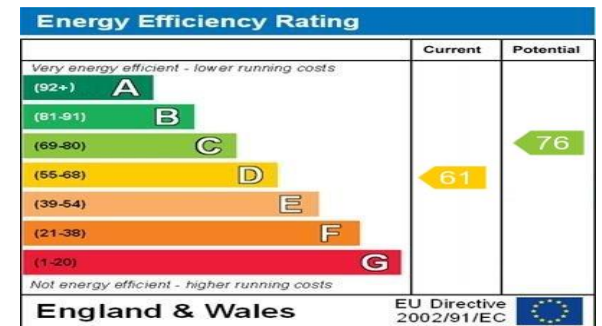
1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.6 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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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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