



1 Holmwood Avenue, Sanderstead, Surrey, CR2 9HZ

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Holmwood Avenue
Sanderstead
Surrey CR2 9HZ

Guide Price £600,000

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Description

A well presented and extended four bedroom semi detached family home boasting 1216 square feet internally, conveniently located in a cul de sac location within easy reach of Sanderstead village and a good selection of local schools. EPC Rating D. Council Tax Band E.

Accommodation

The property comprises: Entrance hall with downstairs cloakroom, living room with bay window, dining room with rear access, kitchen opening to spacious conservatory. The upstairs features three double bedrooms, further single bedroom/study and modern four piece family bathroom. The rear garden measures approximately 45' long, mainly laid to lawn with walled patio area for summer family dining. The front provides ample parking on the block paved driveway in addition to the garage.

Location

Holmwood Avenue is a cul de sac located off Mitchley Hill with access to Riddlesdown Common yet within reach of Waitrose in the heart of Sanderstead together with both Atwood and Gresham schools, churches, tennis, golf and cricket clubs and the local shopping parade together with Riddlesdown Collegiate.





Holmwood Avenue, South Croydon, CR2
 Gross Internal Area 1216sq ft / 113sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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

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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