



64 Croham Valley Road, South Croydon, Surrey, CR2 7NB

Pollard Machin
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Surrey CR2 7NB

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Offers in Excess of £950,000

Description

A spacious and attractive detached 'Costain' built family home boasting 2269 square feet internally well situated in a sought-after area of South Croydon backing on to Croham Hurst Golf Course. EPC Rating D. Council tax band G.

Accommodation

The property comprises;

Ground floor- Entrance porch with downstairs cloakroom, entrance hall/reception with bay window, large lounge with inglenook fireplace, modern fitted kitchen/breakfast room with range cooker, family room with feature fireplace, conservatory with views over the garden.

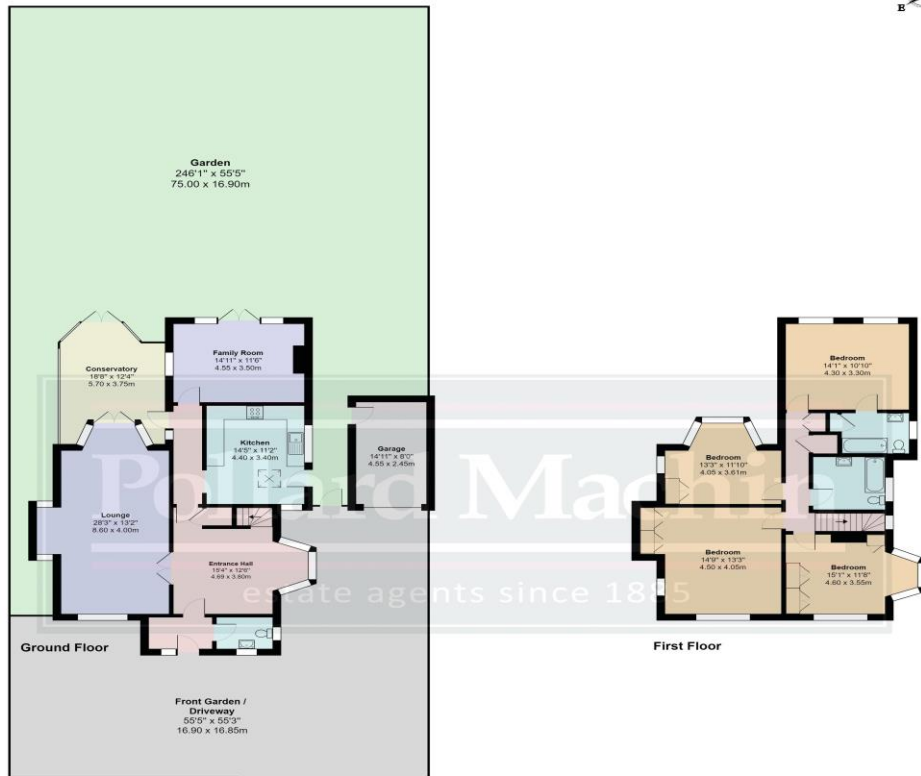
First floor- Master bedroom with en suite bathroom and fitted wardrobes, three further double bedrooms with fitted wardrobes and family bathroom.

Outside- Large patio area adjacent to the rear of the property perfect for entertaining, the garden extends to an impressive 246 feet approx. with several lawn areas and attractive shrub and plant borders. The front provides ample parking on the driveway with the addition of the detached garage.

Location

Located along Croham Valley Road backing Croham Hurst Golf Course and within reach of a choice of both state and independent sector schools, churches, tennis, cricket and golf clubs together with bus services to the surrounding area and South Croydon station. Littleheath Woods, Ballards Plantation and Croham Hurst Woods are all close by.





Croham Valley Road, South Croydon, CR2
Gross Internal Area 2269sq ft / 210.8sq 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.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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

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