



8 Tipton Drive, Croydon, Surrey, CR0 5JY

Pollard Machin
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8

Tipton Drive
Croydon
Surrey CR0 5JY

£600,000

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Description

A stunning 4 bedroom terraced house located on a popular private road being within close proximity to East & South Croydon Stations.

Accommodation

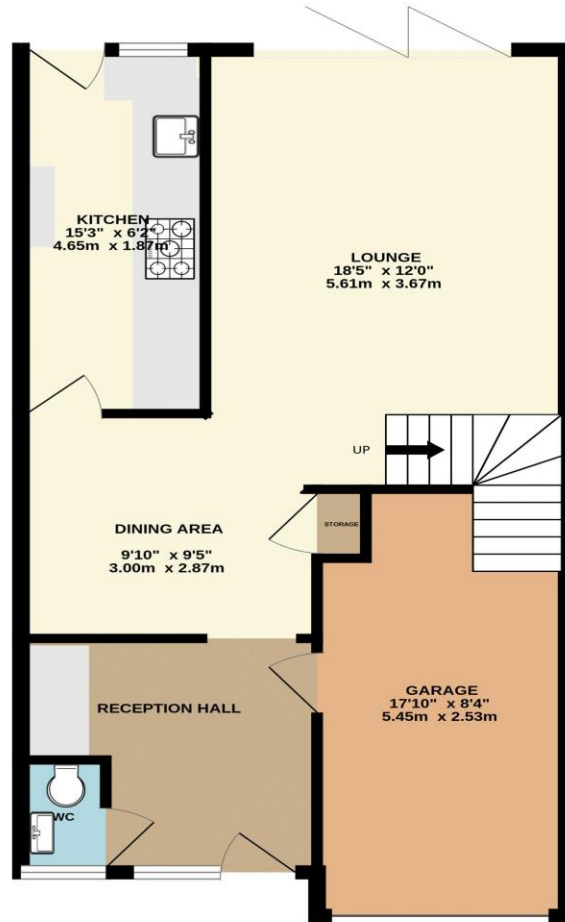
The property comprises of 4 good sized bedrooms, 2 reception areas, 2 bathrooms and fitted kitchen. EPC Rating D. Impressive 9'10 Reception Hall with cloakroom and study area: Open Plan Dining Area with vaulted ceiling leading into spacious 18'5 Lounge with bi-folding doors leading to garden: Well Appointed Fitted Kitchen with built in oven, 5 ring hob, fridge/freezer & dishwasher with access to patio area: Impressive Galleried Landing overlooking the dining area: 4 Good Sized Bedrooms with the master being 15'3x9'10 and all having built in wardrobes in all bedrooms other than the 4th: 2 Bathrooms with one of them being a shower room: Landscaped Rear Garden with access to shared communal area: Off Street Parking: Integral Garage: Gas Central Heating: Double Glazing.

Location

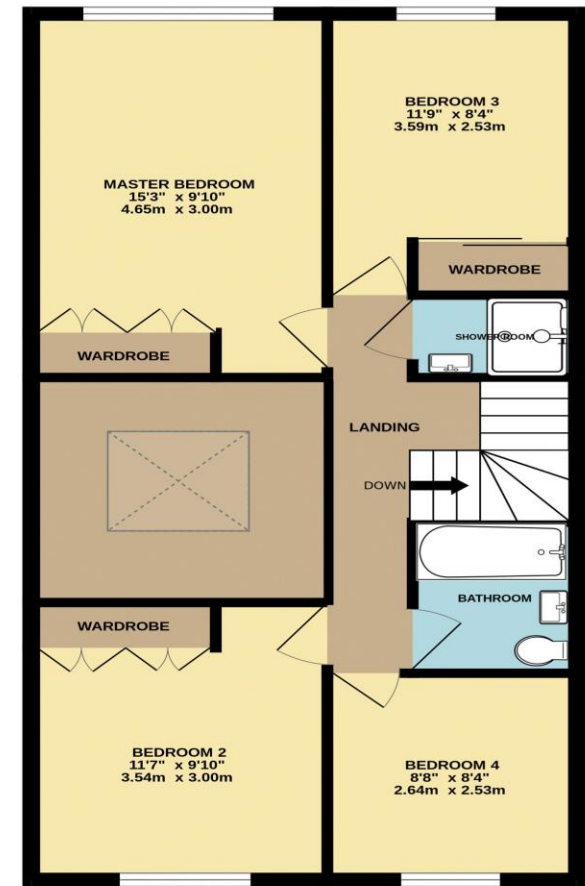
Tipton Drive located just over half a mile of both East & South Croydon stations offering regular links into London Bridge and Victoria Stations along with the express service from East Croydon to Gatwick Airport. There are a selection of both private and state schools, tennis, cricket and golf courses in the local area together with churches. The open spaces of Croham Hurst Woods and Lloyd Park are easily reached as well as bus services to the surrounding area and the comprehensive range of restaurants in South Croydon's 'Restaurant Quarter' and Boxpark in East Croydon.



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	86
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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