



2 Hollingsworth Road, Bordering Ballards Farm, Surrey, CR0 5RP

Pollard Machin
estate agents since 1885

2 Hollingsworth Road
Bordering Ballards Farm
Surrey
CR0 5RP

£689,950

Pollard Machin

estate agents since 1885

Description

An impeccably presented 4 bedroom, 2 reception room, 2 bathroom detached family residence with impressive 18'9x13'9 conservatory, cloakroom, fitted kitchen, beautifully landscaped southerly aspect garden and double garage. No Onward Chain.

Accommodation

Porch: Entrance Hall with Amtico flooring, oak balustrade, window bench seating and cloaks cupboard: Hallway with cupboard and access to basement: Cloakroom: 20'7x12' Lounge with Minster style fireplace and glazed double doors opening into: Impressive Conservatory with Sanderson blinds, air conditioning and games recess: 14'x12'1 Dining Room: Fitted Kitchen in oak with De Dietrich double oven, induction hob, dishwasher, GetaCore work surfaces, Amtico flooring and downlighting: Utility Room: 4 Bedrooms with a beautifully appointed ensuite shower room to the master: Family Bathroom with shower and screen over bath: Double Glazing: Gas Central Heating with pressurised MegaFlo: 65'x55' Landscaped Garden with extensive Sandstone patio area, electric sun canopy with patio heater and lighting: Double Garage: Own Driveway in Sandstone with ample parking.

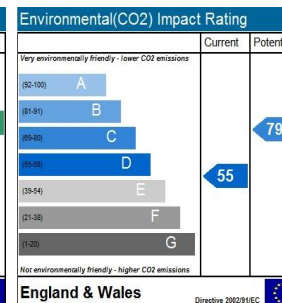
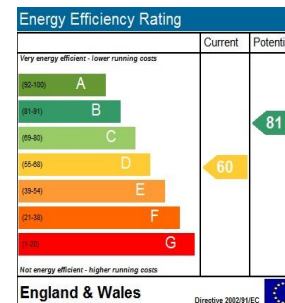
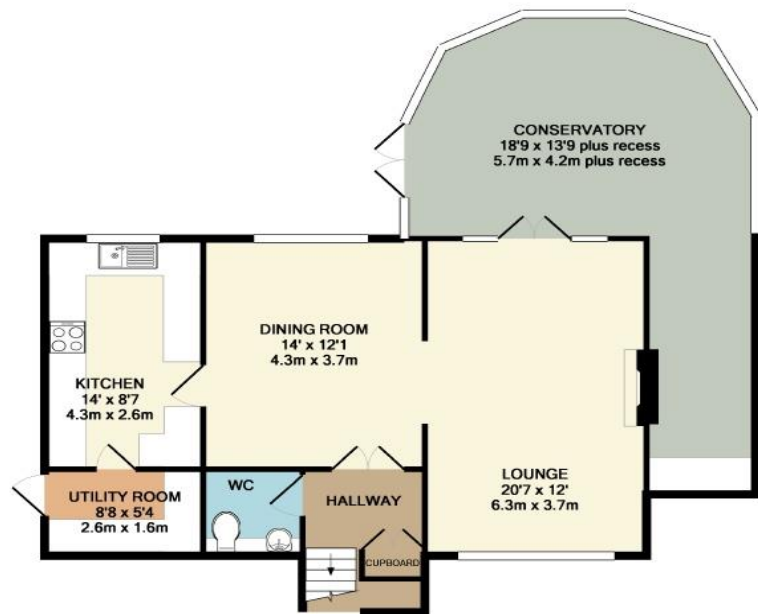
Location

Hollingsworth Road is a cul de sac located off Ballards Way close to Bramley Bank Nature Reserve and Heathfield within reach of the local parade of shops, a choice of cricket, golf and tennis clubs, schools, churches, bus services to Croydon and Selsdon together with open countryside and Croydon TramLink.



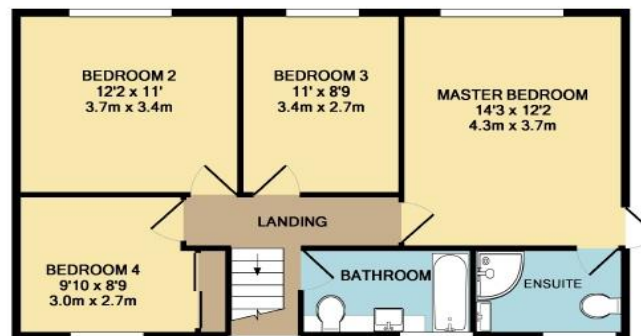
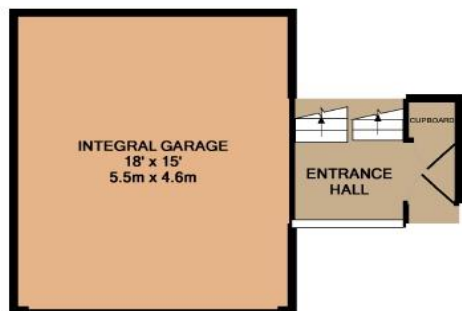
TOTAL APPROX. FLOOR AREA 1960 SQ.FT. (182.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2014



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



ENTRANCE FLOOR
APPROX. FLOOR AREA 341 SQ.FT. (31.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

The Agents 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

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885