



38 Holmwood Avenue, Sanderstead, Surrey, CR2 9HY

Pollard Machin
estate agents since 1885

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Holmwood Avenue
Sanderstead
Surrey CR2 9HY

Guide Price £575,000

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Description

An extended three bedroom semi detached family home boasting 1130 square feet internally conveniently located in a cul de sac location within easy reach of Sanderstead village and a good mix of local schools. EPC Rating D. Council Tax Band E.

Accommodation

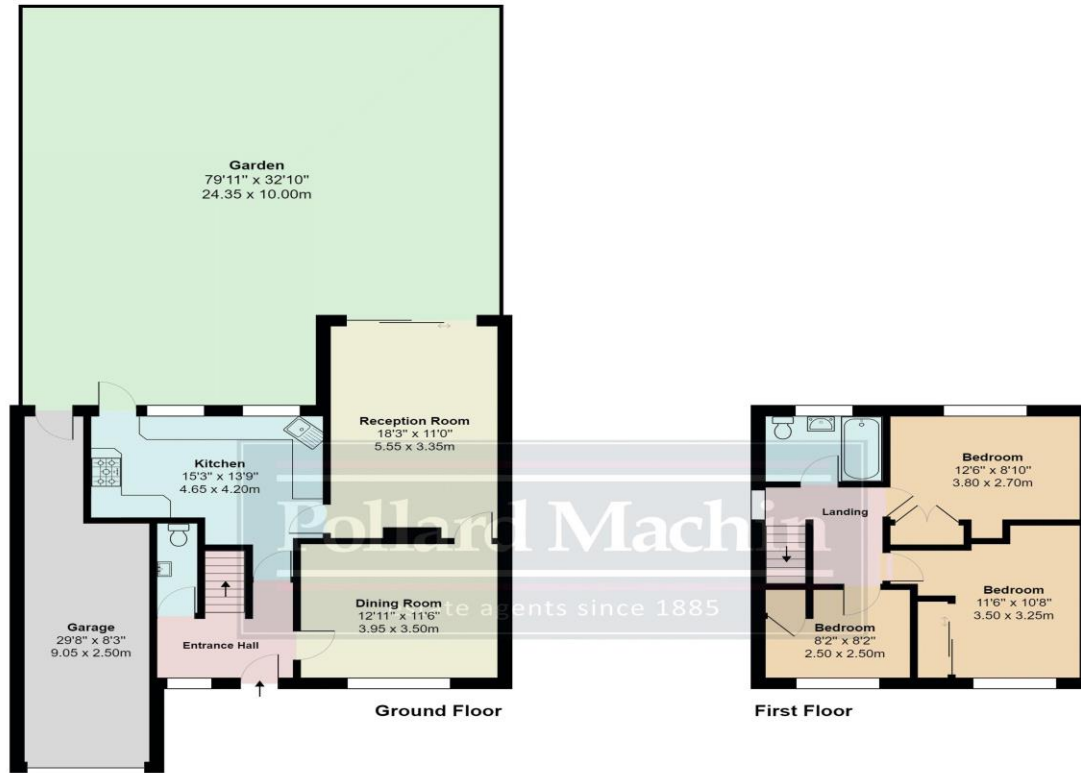
The property comprises;

Entrance hall with downstairs cloakroom, dining room, extended living room with rear access and spacious kitchen overlooking garden, upstairs feature three bedrooms with fitted storage and modern family bathroom. The rear garden measures approximately 80ft long and backs on to woodlands, mainly laid to lawn with shrub and plant borders. Adjacent to the rear is a large patio area ideal for entertaining with additional decking and raised fish pond. The front provides ample parking for several vehicles on the patio/shingle driveway in addition to the good size 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.

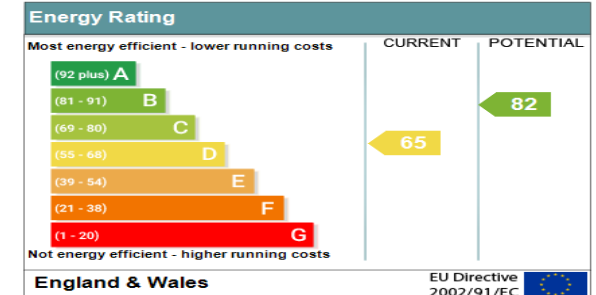




Holmwood Avenue, South Croydon, CR2
Gross Internal Area 1130sq ft / 105sq meters

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, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Address: 38 Holmwood Avenue, SOUTH CROYDON, CR2 9HY
RRN: 9885-3036-9207-9854-0204



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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