



15 Sylvan Close, South Croydon, Surrey, CR2 8DS

Pollard Machin
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Offers in Excess of £725,000

Description

Rarely available and situated in a sought after quiet cul de sac is this attractive and substantially extended four/five-bedroom semi-detached house with a level 150ft south westerly garden backing onto Sanderstead Plantation with a garage and large driveway. EPC Rating D. Council Tax Band E.

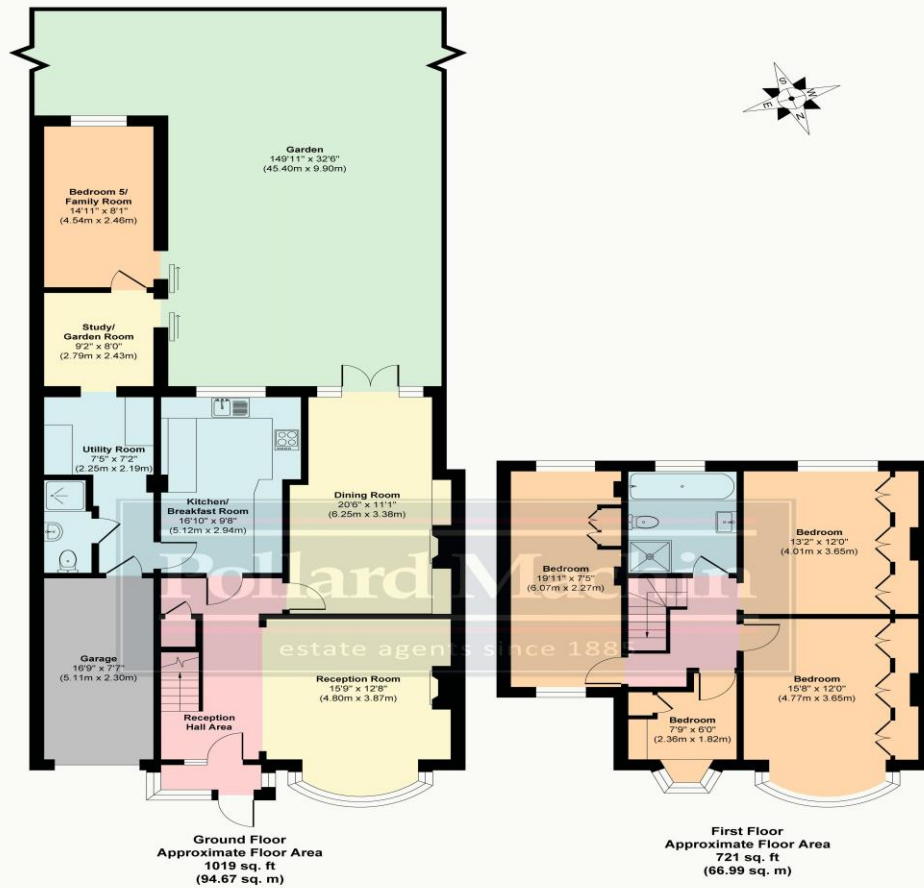
Accommodation

This property provides an impressive 1740 square feet of accommodation and briefly comprises an entrance porch, spacious open plan living room with an open fire, extended separate dining room with double doors leading onto garden, extended kitchen/breakfast room, shower room, integral garage, utility room and two further reception rooms open to versatile use (previously used as 5th bedroom, currently used as a gym) with the potential of creating an annex. Upstairs there are four bedrooms, three of which are double and the newly refurbished family bathroom. Outside the south westerly garden is mainly laid to lawn and very secluded, it features a large pond and backs onto Sanderstead Plantation. Viewing highly recommended.

Location

Sylvan Close is a cul de sac located off Upper Selsdon Road being within reach of the comprehensive range of amenities in Selsdon including Sainsburys together with a choice of schools and churches, Croham Hurst Golf Club, Littleheath Woods and bus services into Croydon and Purley.





Sylvan Close, South Croydon, CR2
Approx. Gross Internal Area 1,740 sq. ft / 161.66 sq. 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 show.
Plan produced by AR Net Media-www.arnetmedia.uk

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 56 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

www.EPC4U.COM

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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