



24 Church Way, South Croydon, Surrey, CR2 0JR

Pollard Machin
estate agents since 1885

24

Church Way
South Croydon
Surrey CR2 0JR

Pollard Machin

estate agents since 1885

Offers in Excess of £700,000

Description

A spacious and well presented three bedroom detached family home boasting 1584 square feet internally. The property is located on the popular Church Way within close proximity to Ridgeway primary school. EPC Rating D. Council Tax Band F.

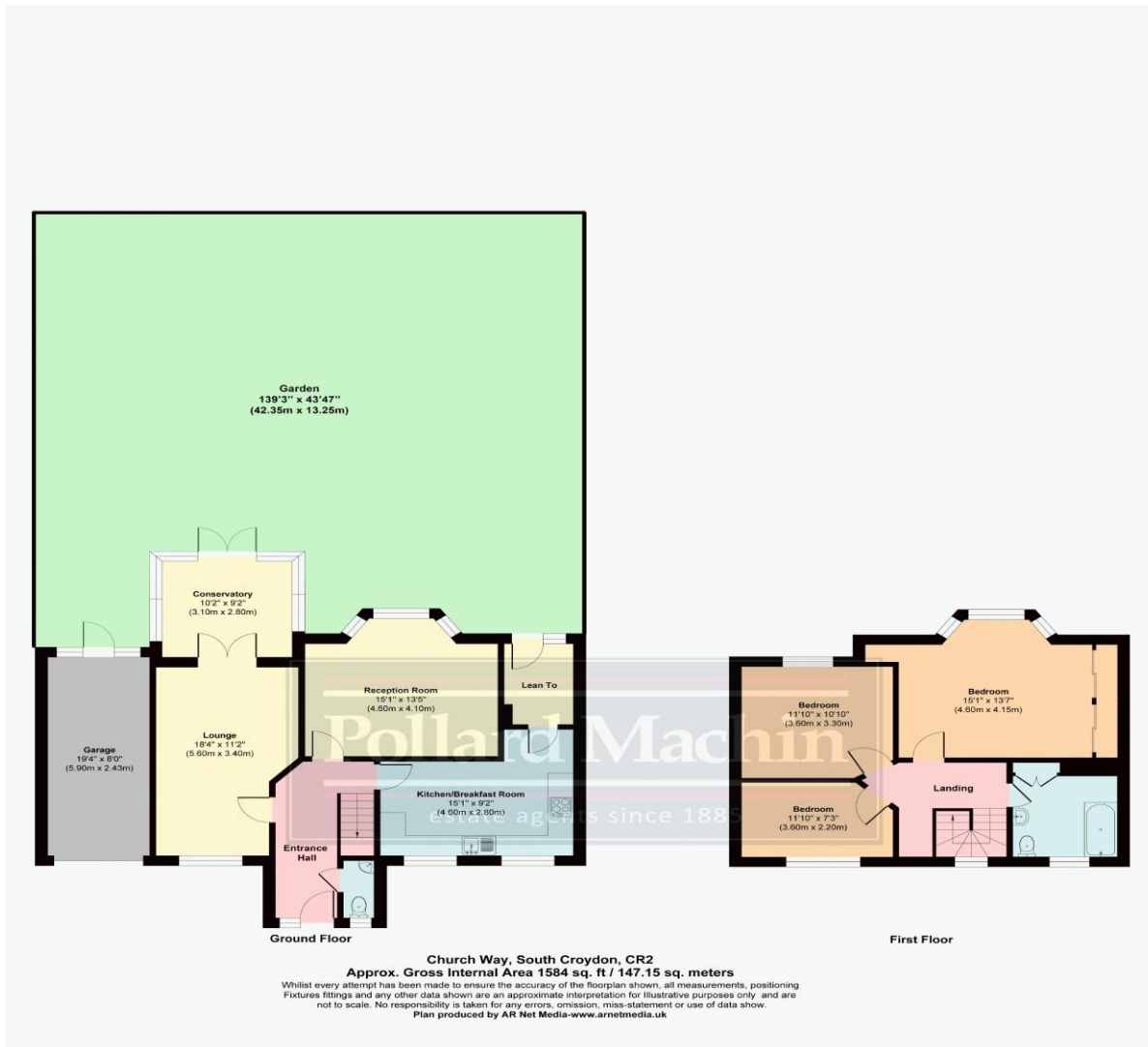
Accommodation

The property briefly comprises; Entrance hall with downstairs cloakroom, lounge with feature fireplace, conservatory, modern fitted kitchen breakfast room with lean-to style utility room, dining room with bay window. Upstairs offers three good size bedrooms and family bathroom. The rear garden measures approx. 140ft and is mainly laid to lawn with shrub and plant borders, adjacent to the rear is a patio area ideal for entertaining with rear access to the garage. The front provides ample parking for several vehicles on the carriage driveway.

Location

Situated within close proximity of Sanderstead Village with the village pond, recreational park, a selection of local shops including Waitrose, local reputable schools including Ridgeway, Gresham and Atwood and a choice of tennis, cricket and golf clubs in the local area. Sanderstead and Purley Oaks stations are just over a mile from the property and can be reached via several bus routes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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

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

