



35 Holmwood Avenue, Sanderstead, Surrey, CR2 9HZ

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Holmwood Avenue

Sanderstead

Surrey CR2 9HZ

Guide Price £525,000

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Description

A three bedroom semi-detached family home conveniently located in a cul de sac location within easy reach of Sanderstead village and a good mix of local schools. EPC rating C, council tax band E

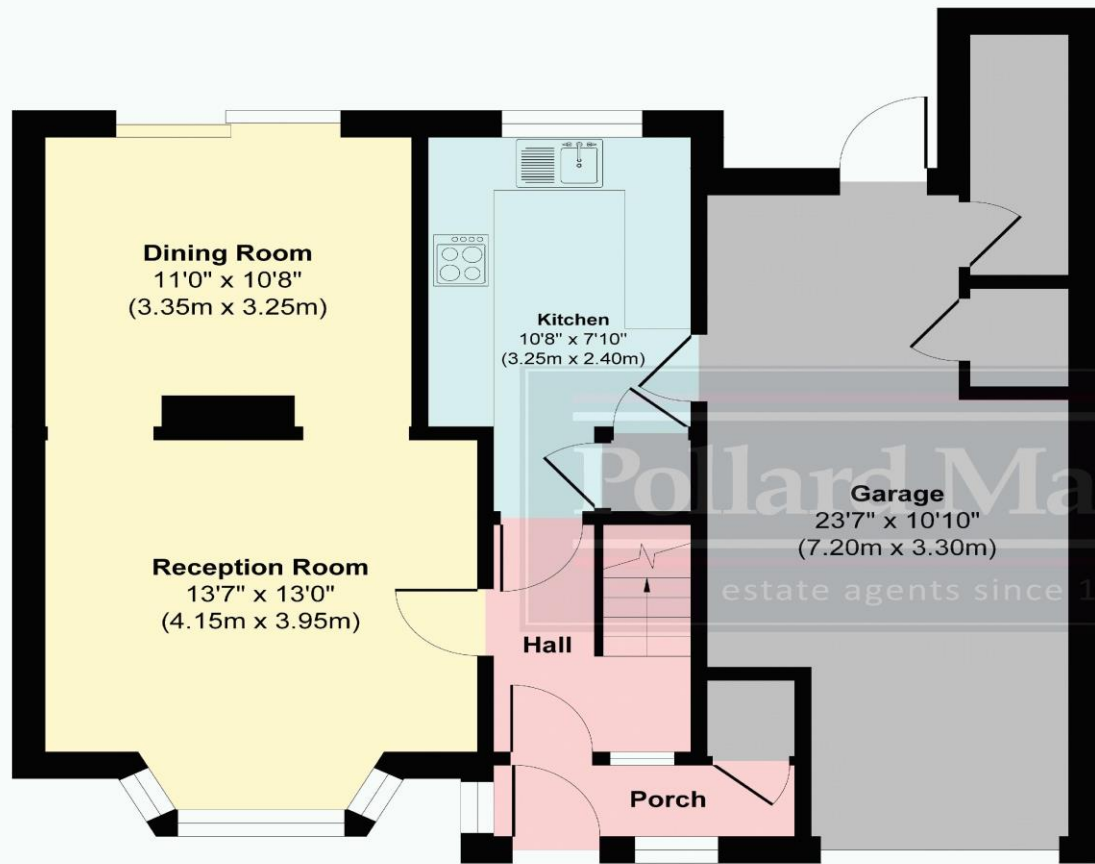
Accommodation

The property comprises; entrance hall, dining room, living room with rear access and kitchen overlooking garden, upstairs feature three bedrooms with fitted storage and family bathroom. The elevated rear garden is a good size, mainly laid to lawn with shrub and plant borders. Adjacent to the rear is a large patio area ideal for entertaining. The front provides ample parking on the driveway in addition to the good size garage with brick built storage to the rear.

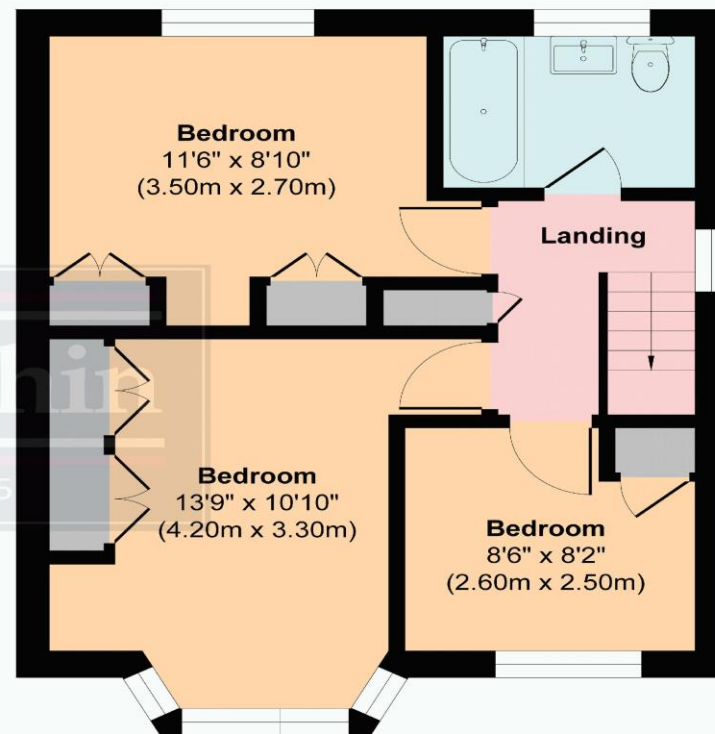
Location

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.





Ground Floor



First Floor

Holmwood Avenue, South Croydon, CR2

Approx. Gross Internal Area 930 sq. ft / 86.36 sq. meters (Excluding Garage)

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
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		85
(69-80)		
C	72	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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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