



5 Elm Close, South Croydon, Surrey, CR2 7AH

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5

Elm Close
South Croydon
Surrey CR2 7AH

Guide Price £635,000

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Description

A spacious and well presented three bedroom detached house boasting 1356 square feet internally with three reception rooms, driveway and garage conveniently located close to St. Peters primary school and within close proximity to Sanderstead and South Croydon stations. EPC Rating C. Council Tax Band F.

Accommodation

The property comprises; Entrance porch, hallway, spacious living room with bay window and feature fireplace, dining room, good size family room with underfloor heating, bi-folds and sky lights, modern refitted kitchen. Upstairs offer two double bedrooms with fitted wardrobes, further single bedroom/study and family bathroom with separate WC. The rear garden offers low maintenance mainly laid to lawn with patio area ideal for entertaining. The front features a lawn area and provides ample parking for two vehicles on the block paved driveway in addition to the garage.

Location

Elm Close is a cul de sac located off Rockhampton Road being within reach of local shops, St Peter's Primary school together with schools in both the private and state sectors, churches, Sanderstead and South Croydon stations, bus services into Croydon, Selsdon and Sanderstead and a choice of tennis, golf and cricket clubs.



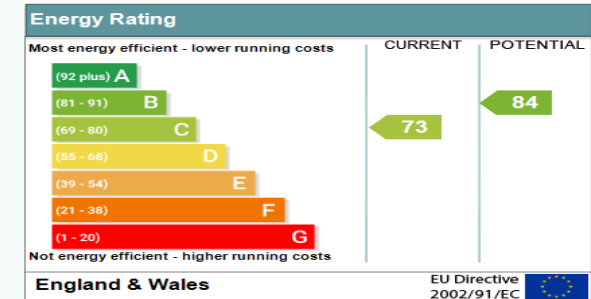


Elm Close, South Croydon, CR2
Approx. Gross Internal 1356 sq. ft / 126 sq. meters (Excluding Garage)

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.

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Address: 5 Elm Close, SOUTH CROYDON, CR2 7AH
 RRN: 0380-2549-6330-2994-7965



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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