



56 Holmwood Avenue, Sanderstead, Surrey, CR2 9HY

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Sanderstead

Surrey CR2 9HY

Guide Price £700,000

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Description

****NO ONWARD CHAIN**** A well presented three/four bedroom detached bungalow offering flexible accommodation throughout with double garage, driveway and private landscaped garden backing onto Mitchley Wood. Conveniently situated in a cul de sac location within close proximity to Sanderstead village and good local schools. EPC Rating C. Council Tax Band E.

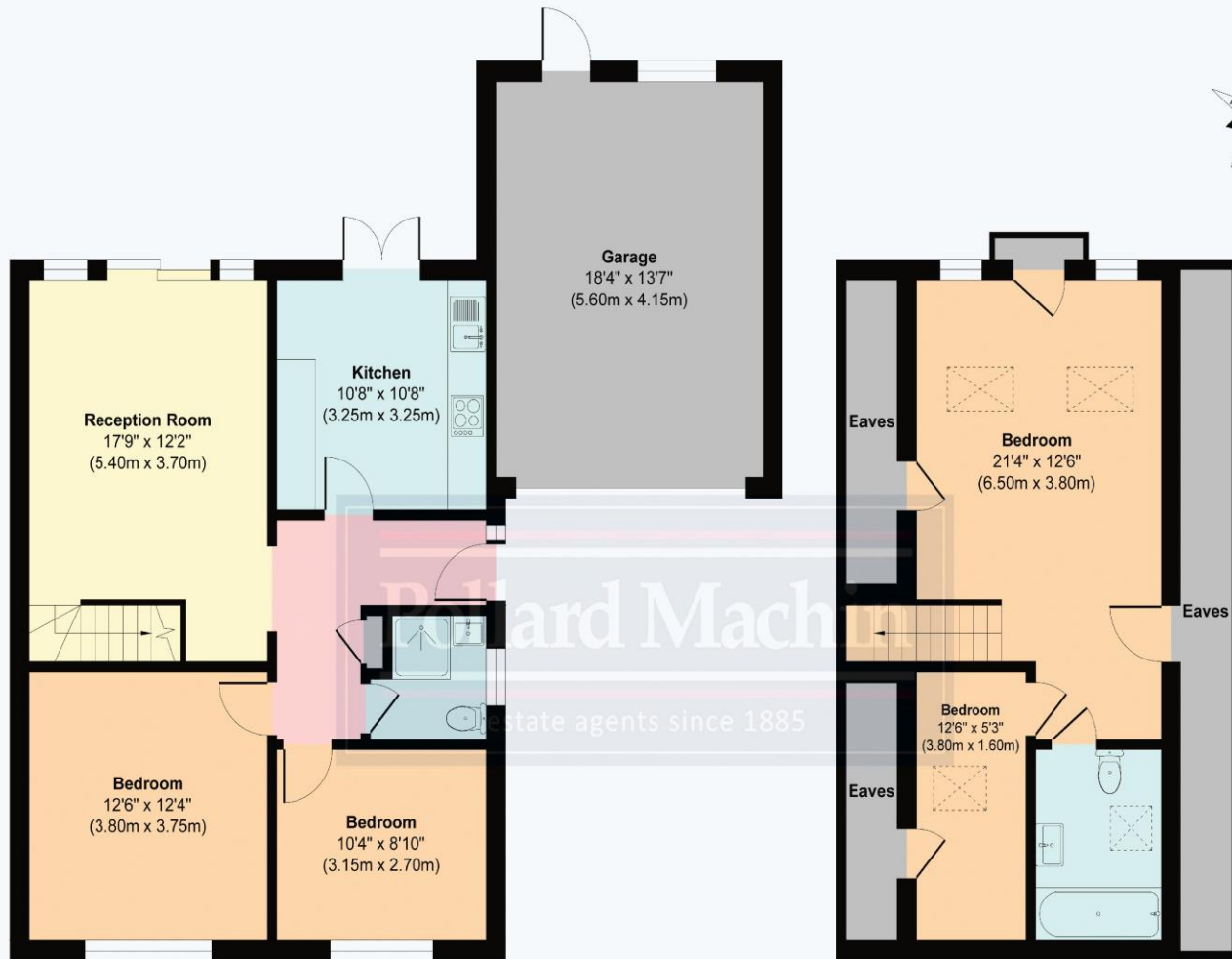
Accommodation

The property comprises; Entrance hall, living room, modern kitchen with integral appliances, two double bedrooms and modern shower room. Upstairs provides a stylish double bedroom with Velux windows/Juliet balcony, further bedroom/dressing room (restricted height) and modern family bathroom. The rear garden is beautifully landscaped with several patio areas ideal for entertaining, centre raised pond and remainder laid to lawn with mature shrub/plant borders. The front offers parking for several vehicles in addition to the double 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.

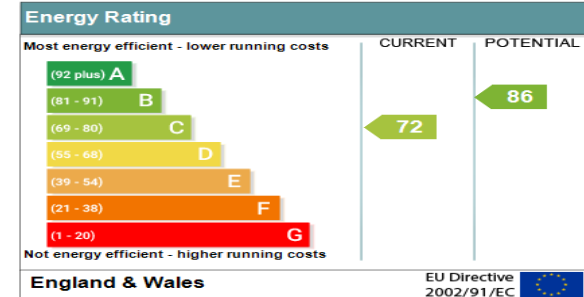




Ground Floor Holmwood Avenue, South Croydon, CR2
First Floor
 Approx. Gross Internal Area 1106 sq. ft / 102.79 sq. meters (Excluding Garage & Eaves)

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

Address: 56 Holmwood Avenue, SOUTH CROYDON, CR2 9HY
 RRN: 6834-6820-4409-0862-2296



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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