



106 Limpsfield Road, South Croydon, Surrey, CR2 9EF

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Limpsfield Road
South Croydon
Surrey CR2 9EF

Offers in Excess of £570,000

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Description

****NO ONWARD CHAIN****

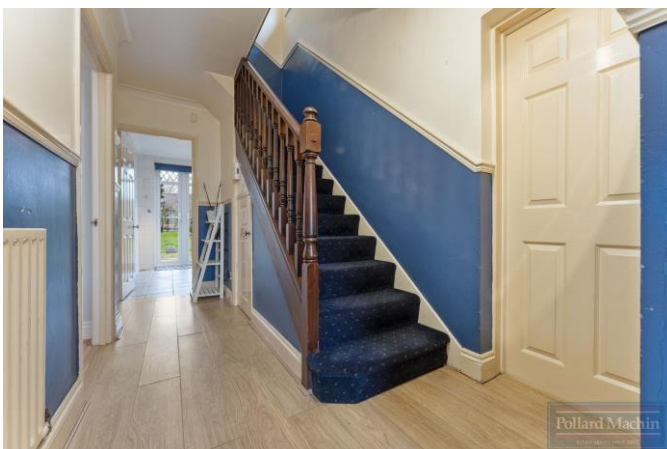
A three bedroom/three reception semi detached house boasting 115 ft. garden and spacious driveway conveniently located adjacent to Atwood primary school. Within close proximity to Sanderstead village parade and recreational ground offering a range of amenities. EPC Rating D. Council Tax Band E.

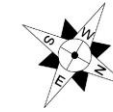
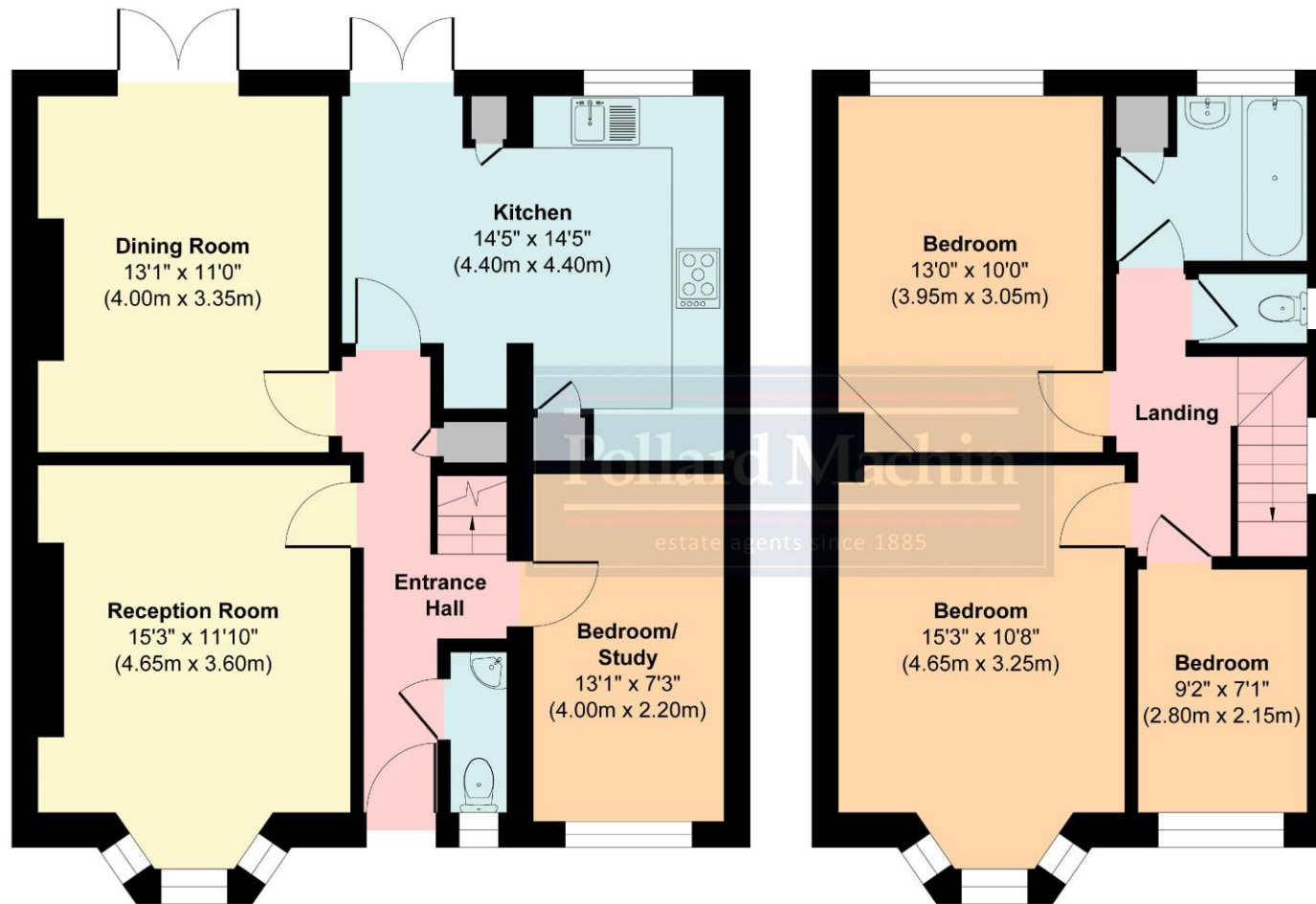
Accommodation

The property comprises; Entrance hall with downstairs WC, living room with bay window, dining room with access to rear, kitchen/breakfast room, downstairs bedroom/study (formerly garage). Upstairs comprises two double bedrooms, further single bedroom and family bathroom with separate WC. The garden is mainly laid to lawn with shrub and plant borders, adjacent to the rear is a patio area ideal for entertaining. The front provides off street parking for several vehicles.

Location

Located along the Limpsfield Road adjacent to Atwood Primary school being within reach of a choice of tennis, cricket and golf clubs together with churches, a further choice of schools in both the private and state sectors, bus services to Croydon, Purley, Warlingham and Selsdon, Waitrose and walks in Kings Wood.





Ground Floor

First Floor

Limpsfield Rd. South Croydon CR2

Approx. Gross Internal Area 1,202 sq. ft / 111.71 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.

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