



3 Bullfinch Road, South Croydon, Surrey, CR2 8PU

**Pollard Machin**  
estate agents since 1885



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Offers in Excess of £500,000

### Description

A refurbished and extended three bedroom semi detached family home located in the popular Selsdon vale area. The property boasts 959 square feet internally and features a garage and driveway. EPC Rating D. Council Tax Band D.

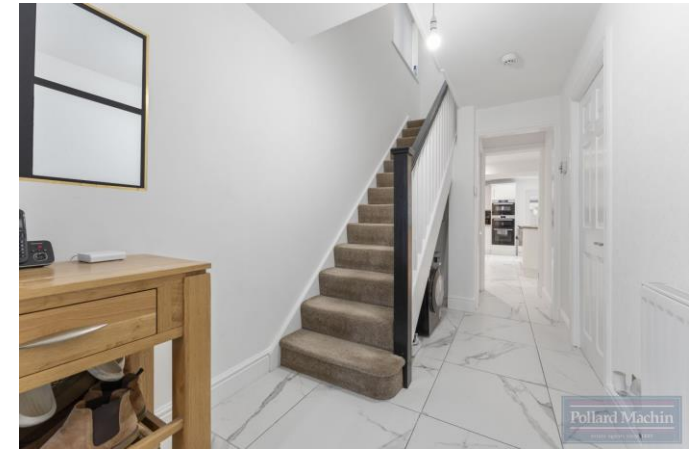
### Accommodation

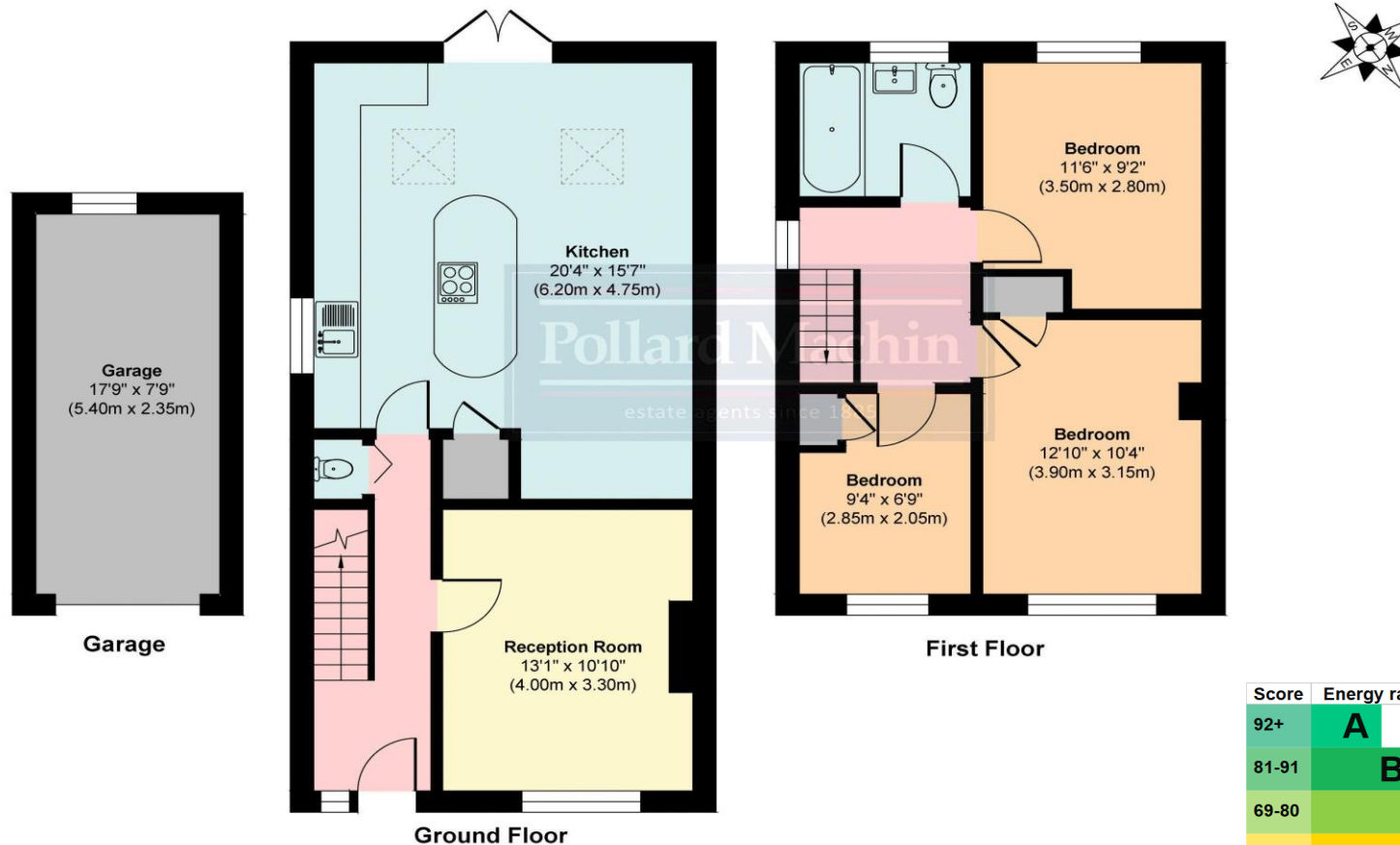
The property comprises; Entrance hall with downstairs WC, living room and modern open plan kitchen/dining room with integral appliances and centre island. Upstairs provides two double bedrooms, further single bedroom/study and modern family bathroom. The property is equipped with 4.32kw photovoltaic system with 12 panels located on the roof to generate green electricity.

The rear garden features a patio area ideal for entertaining, while the remainder is laid to lawn. The front is laid to lawn with steps to the property, there is a private driveway to the side with a car charging point and garage for further parking/storage.

### Location

Situated in the desirable residential location of the Selsdon Vale area off Old Farleigh Road close to Selsdon which offers a choice of schools both private and state, bus routes to both Selsdon and Croydon town centres giving easy access to local amenities, shops and restaurants, choice of churches, sports clubs and open countryside.





**Bullfinch Road, South Croydon, CR2**  
**Approx. Gross Internal Area 959 sq. ft / 89.08 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 shown.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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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