



12 Winchelsey Rise, South Croydon, Surrey, CR2 7BN

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Winchelsey Rise
South Croydon
Surrey CR2 7BN

Guide Price £1,250,000

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Description

****VENDOR SUITED****

A beautifully presented and extended four double bedroom detached family home boasting 2540 square feet internally set on a large plot with 150 ft. garden and situated on a sought after tree lined residential road of South Croydon within easy reach of transport links. EPC Rating C. Council Tax Band F.

Accommodation

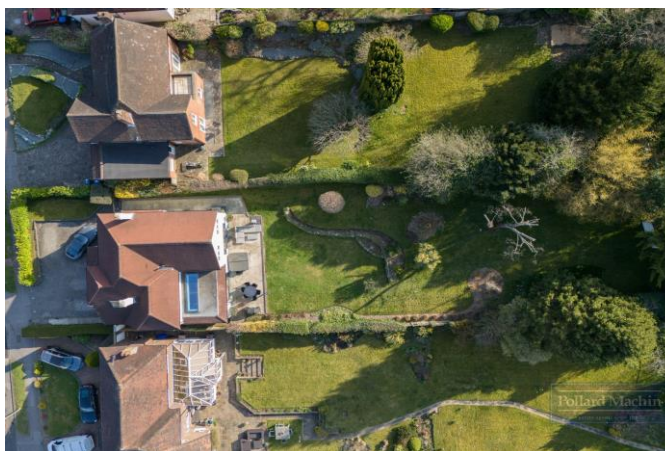
The property comprises; Entrance hall with downstairs WC, impressive fully integrated kitchen with centre island and separate utility room, 37'3 X 14'11 open plan family room/dining area with bifold doors to garden, cosy lounge with feature fireplace/wood burner, downstairs study/potential bedroom with fitted storage.

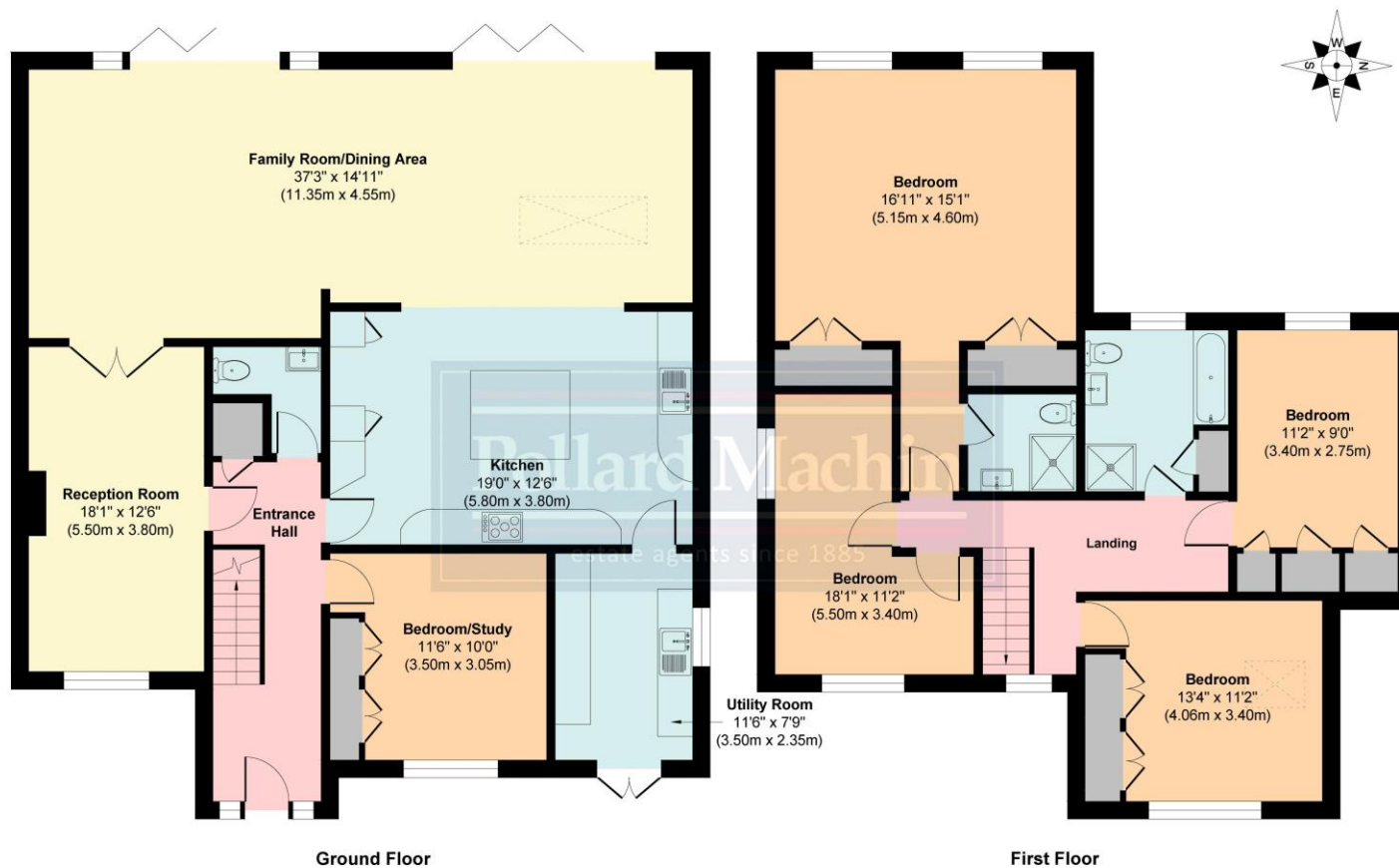
Upstairs provides four double bedrooms including a spacious landing area, the master bedroom has a vaulted ceiling and boasts a ensuite shower room and fitted wardrobes, there is also fitted storage in two further bedrooms and modern four piece family bathroom.

The 150 ft. long mature garden is mainly laid to lawn with hedge/tree borders, adjacent to the rear of the property is a large patio area ideal for entertaining. The front provides ample parking for several vehicles on the block paved driveway and there is side access to rear on both sides.

Location

Winchelsey Rise is located off Manor Way close to Croham Hurst woods being within reach of a choice of schools in both the private and state sectors, tennis, cricket and golf clubs, churches and bus services into Croydon which offer a comprehensive range of amenities together with South Croydon station.



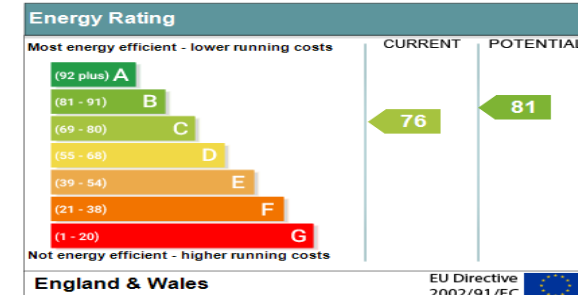


Winchelsey Rise, South Croydon, CR2
Approx. Gross Internal Area 2540sq ft / 236sq meters

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.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 12 Winchelsey Rise, SOUTH CROYDON, CR2 7BN
 RRN: 0390-2006-5470-2425-0871



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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Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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