



22 Hollingsworth Road, Croydon, Surrey, CR0 5RP

Pollard Machin

estate agents since 1885

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Croydon
Surrey CR0 5RP

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Offers in Excess of £700,000

Description

We are delighted to present this 4 bedroom detached house perfectly situated in a quiet residential street, this home offers the perfect blend of modern living boasting an impressive 1967 square feet internally conveniently located within close proximity to public transport links . EPC Rating C. Council Tax Band G.

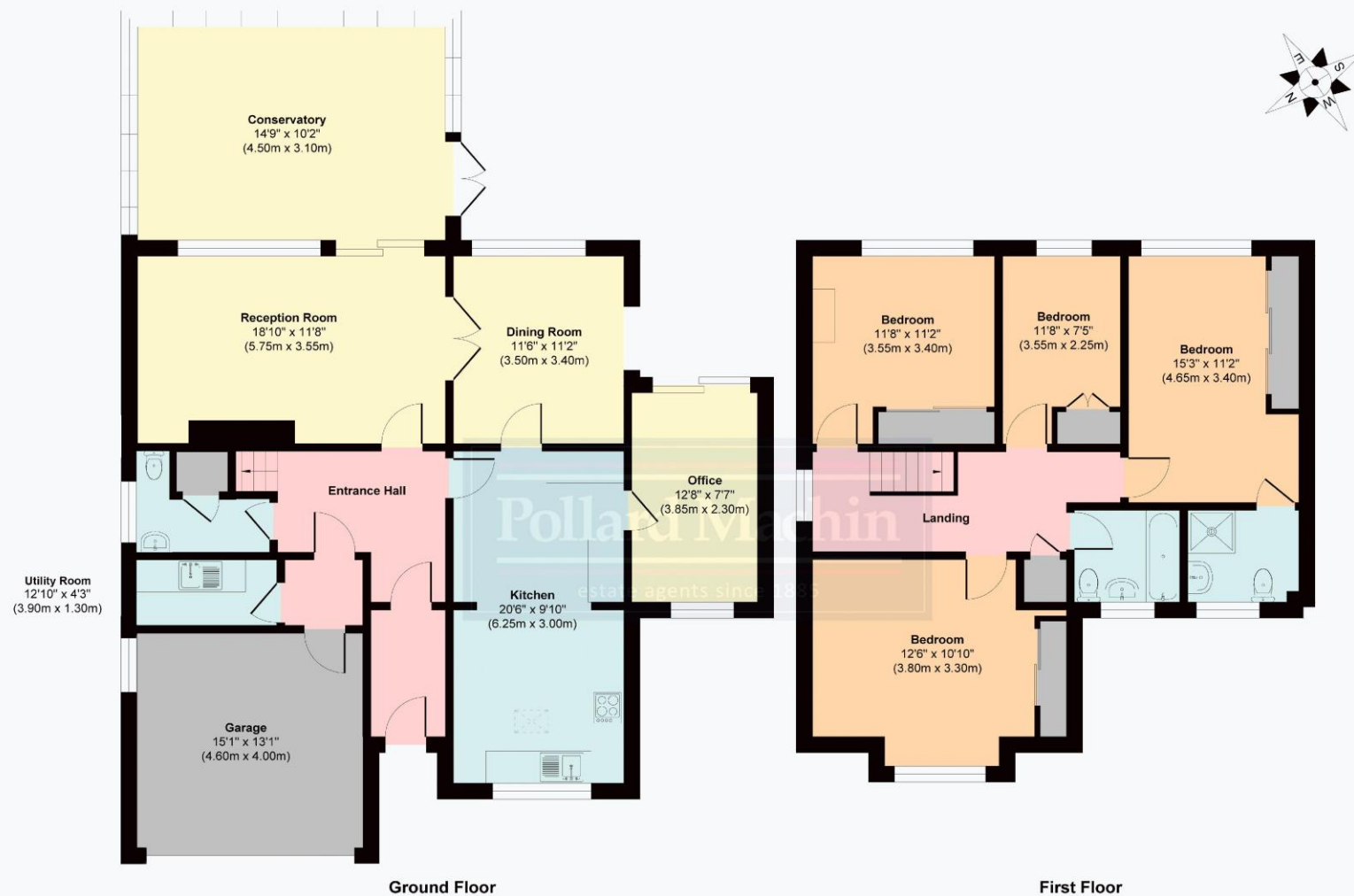
Accommodation

The property comprises;
Porch, spacious entrance hall with downstairs W/C and access to the garage and utility area (part of the garage), reception room with access to conservatory leading to the rear garden, dining room, modern fitted kitchen/breakfast room leading to an office / snug room. Upstairs features 4 spacious double bedrooms, main bedroom with en suite and separate family bathroom. The rear mature garden is mainly laid to lawn with shrub and plant borders, there is a large patio area ideal for entertaining. The front provides off street parking for two cars and garden laid in lawn.

Location

Hollingsworth Road is a cul de sac located off Ballards Way close to Bramley Bank Nature Reserve and Heathfield within reach of the local parade of shops, a choice of cricket, golf and tennis clubs, schools, churches, bus services to Croydon and Selsdon together with open countryside and Croydon TramLink.





Hollingsworth Road, CR0
Approx. Gross Internal Area 1,967 sq. ft / 182.75 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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	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.



Viewings Strictly by Appointment Only

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