



290 Limpsfield Road, South Croydon, Surrey, CR2 9DD

Pollard Machin

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Limpsfield Road
South Croydon
Surrey CR2 9DD

Guide Price £600,000

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Description

****NO ONWARD CHAIN****

A well presented three bedroom semi detached house boasting 1241 square feet internally recently modernised by the current owners and conveniently situated close to Hamsey Green shopping parade and bus routes. EPC Rating C. Council Tax Band D.

Accommodation

The property briefly comprises;

Entrance hall with downstairs WC, open plan living room/dining room, refitted kitchen further home office/family room and utility room with front access. Upstairs features three bedrooms and modern family bathroom. The west facing level rear garden measures approx 85 ft. long with a large patio area ideal for entertaining and remainder laid to lawn with pathway leading to two garden sheds with power. The front provides ample off street parking on the block paved/shingle driveway.

Location

Located along Limpsfield Road heading south just before Hamsey Green being within reach of both Sanderstead or Warlingham schools including Atwood and the comprehensive range of shopping in Hamsey Green, bus routes into Croydon, Warlingham, Purley and Selsdon together with tennis, golf and cricket clubs, open countryside including Kings Wood, churches and the Co-op, Waitrose or Sainsburys.





Ground Floor

First Floor

Limpsfield Road, South Croydon, CR2
Approx. Gross Internal Area 1241 sq. ft / 115.29 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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