

FOR SALE



Pollards Hill East, London, SW16

GUIDE PRICE £900,000 Freehold

 **6**

 **3**


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Property Description

Situated on the desirable Pollards Hill in Norbury, this generously sized six-bedroom home offers an abundance of space, ideal for growing or extended families. With two bathrooms, an additional toilet with a shower, and a flexible layout across multiple floors, this property is perfect for comfortable modern living.

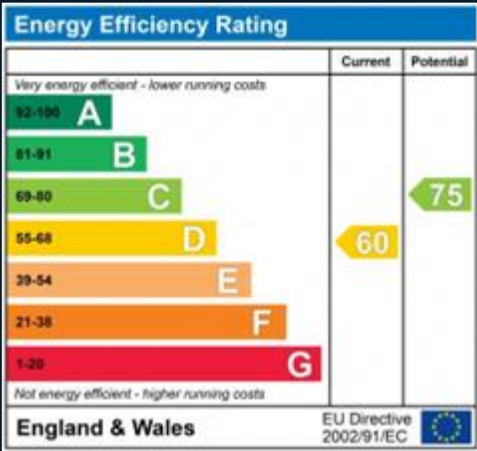
Inside, the home features two bright and welcoming reception rooms, offering plenty of space for both relaxing and entertaining. The well-equipped kitchen is complemented by a separate laundry room, adding practicality to the home's thoughtful layout.

Upstairs, six well-proportioned bedrooms provide ample accommodation, with two bathrooms and an additional toilet and shower downstairs ensuring convenience for larger households. Outside, enjoy a large private garden - perfect for summer gatherings or simply relaxing - along with a driveway offering off-street parking.

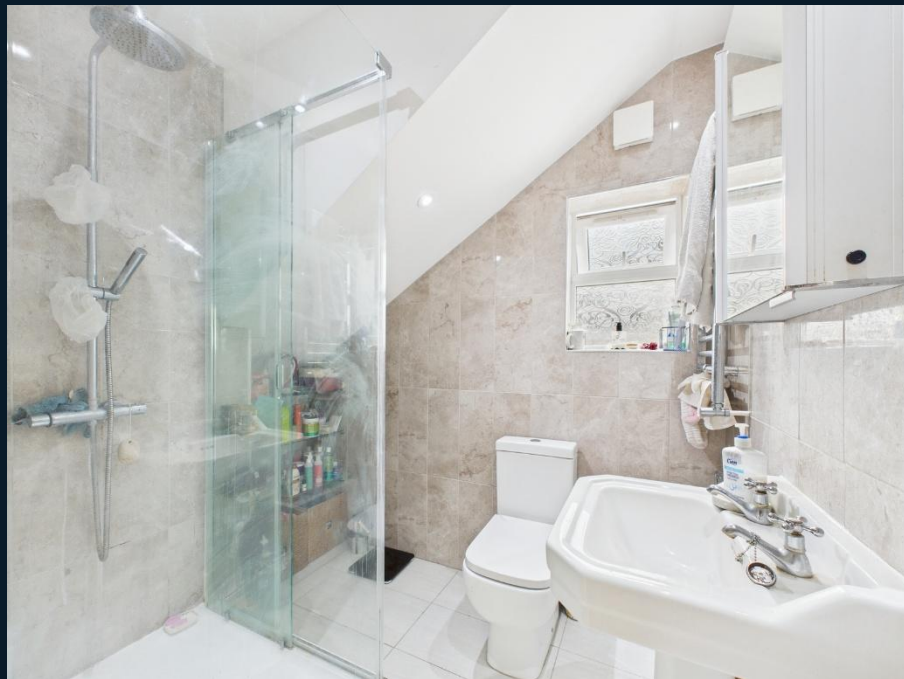
Pollards Hill East is ideally located close to Norbury train station and its wide selection of restaurants, cafés, shops and Nuffield Gym. The property also offers excellent access to well-regarded local schools and backs directly onto the open green space of Pollards Hill—making it an attractive choice for families.

Disclaimer

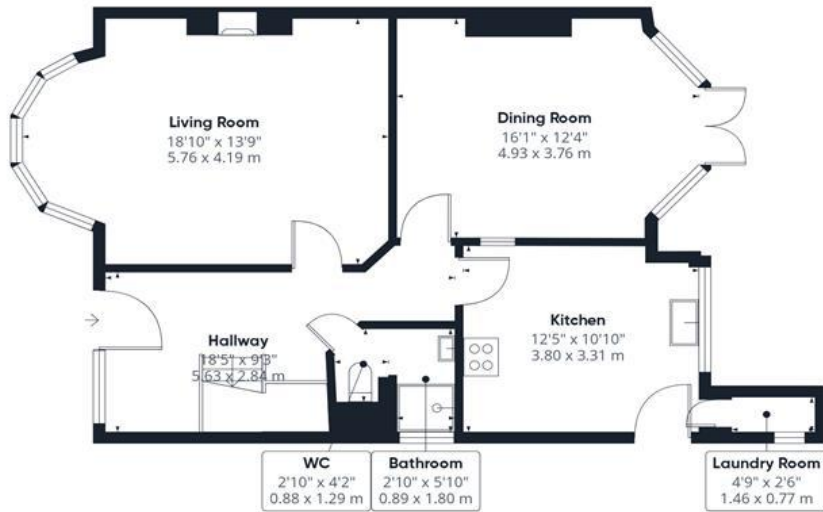
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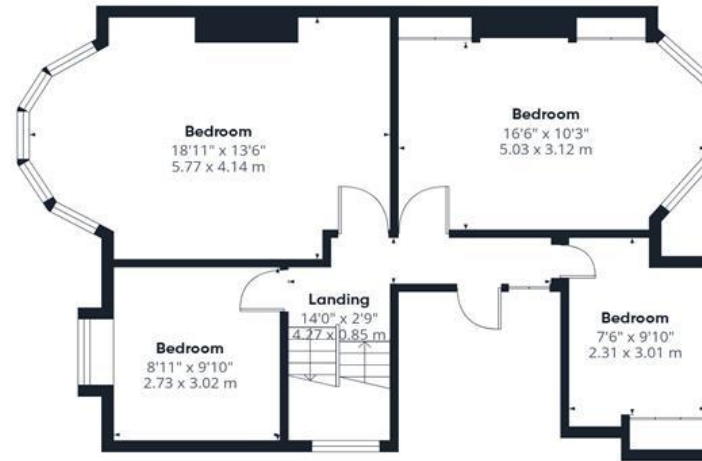








Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1786 ft²

165.9 m²

Reduced headroom

53 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – F

Local Authority – Croydon Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Drive



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



Flood Risk

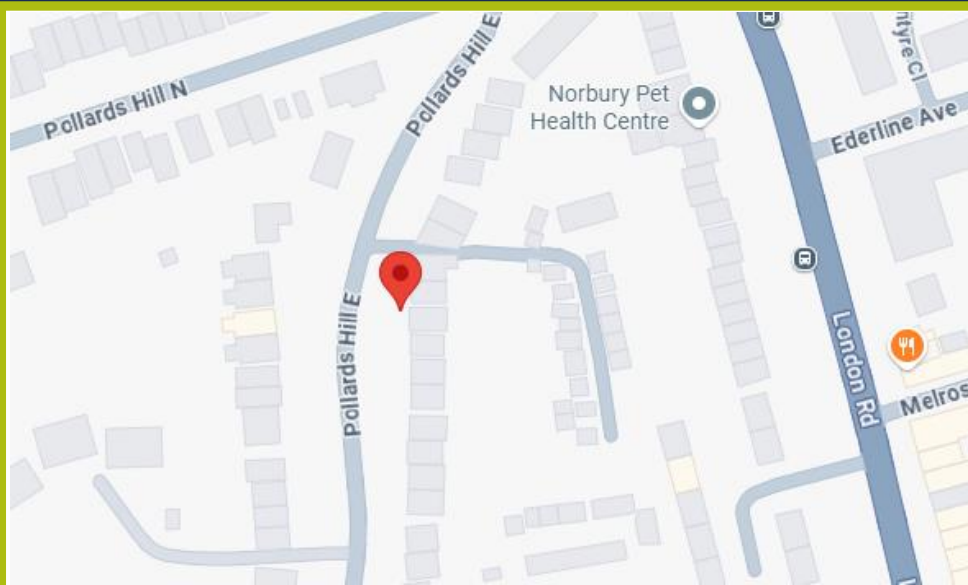
*Has the property been flooded in the past
five years: NO*

Risk Level: Low



**Proposed Development
in Immediate Locality?**

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



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