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MARRIOTT VERNON  
ESTATE AGENTS

21 Pollards Hill North, London, SW16 4NJ

Asking price £600,000



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Marriott Vernon present to the market this substantial four bedroom period style semi detached family home with generous south facing private garden and no onward chain, conveniently situated in a popular Pollards Hill location, close to transport links, schools and amenities. The property would now benefit from a programme of modernisation, but offers bright and spacious accommodation with enormous potential to re-configure and update to suit own taste. Features include three reception rooms, separate older style kitchen, first floor bathroom and WC, gas central heating with Worcester boiler, and inbuilt storage.

Accommodation comprises a wide entrance hall with stairs rising to the first floor, leading into three large reception rooms providing excellent space for relaxing, entertaining and dining. The rear reception room, enjoys direct access onto the garden. The separate kitchen comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are four well proportioned bedrooms, plus an older style family bathroom with adjacent WC.

The property is conveniently located within easy access of local shops, bus routes and amenities, with Norbury, Mitcham and Thornton Heath all close-by providing railway stations and connections into Central London. The area is well served by good local schools, as well as pleasant open spaces. There are a variety of shops and amenities nearby, with Croydon town centre also within easy reach for a further wider array of shops, bars, restaurants and leisure facilities.

Viewings are highly recommended.







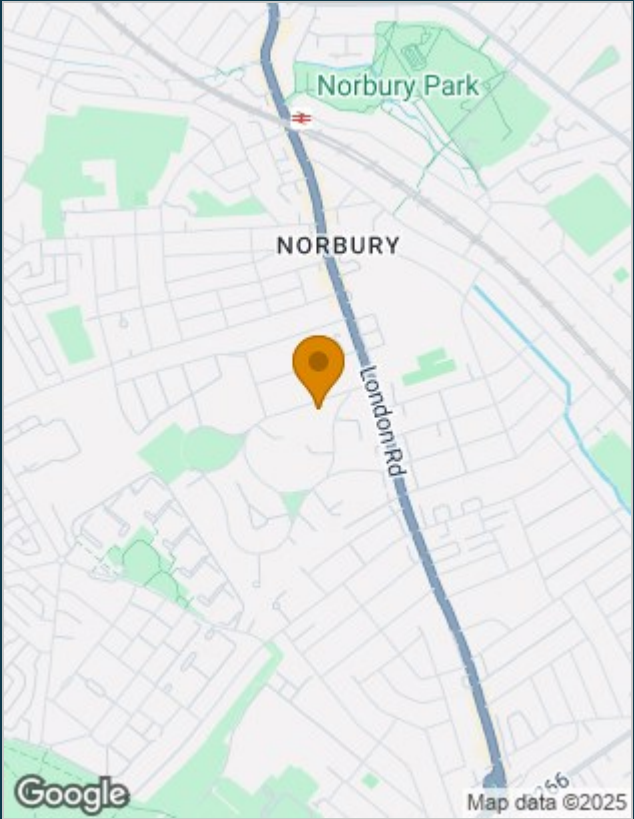




Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.