



Polo Mews The Gallop, South Croydon CR2 7LP

Welcome to

Polo Mews The Gallop, South Croydon

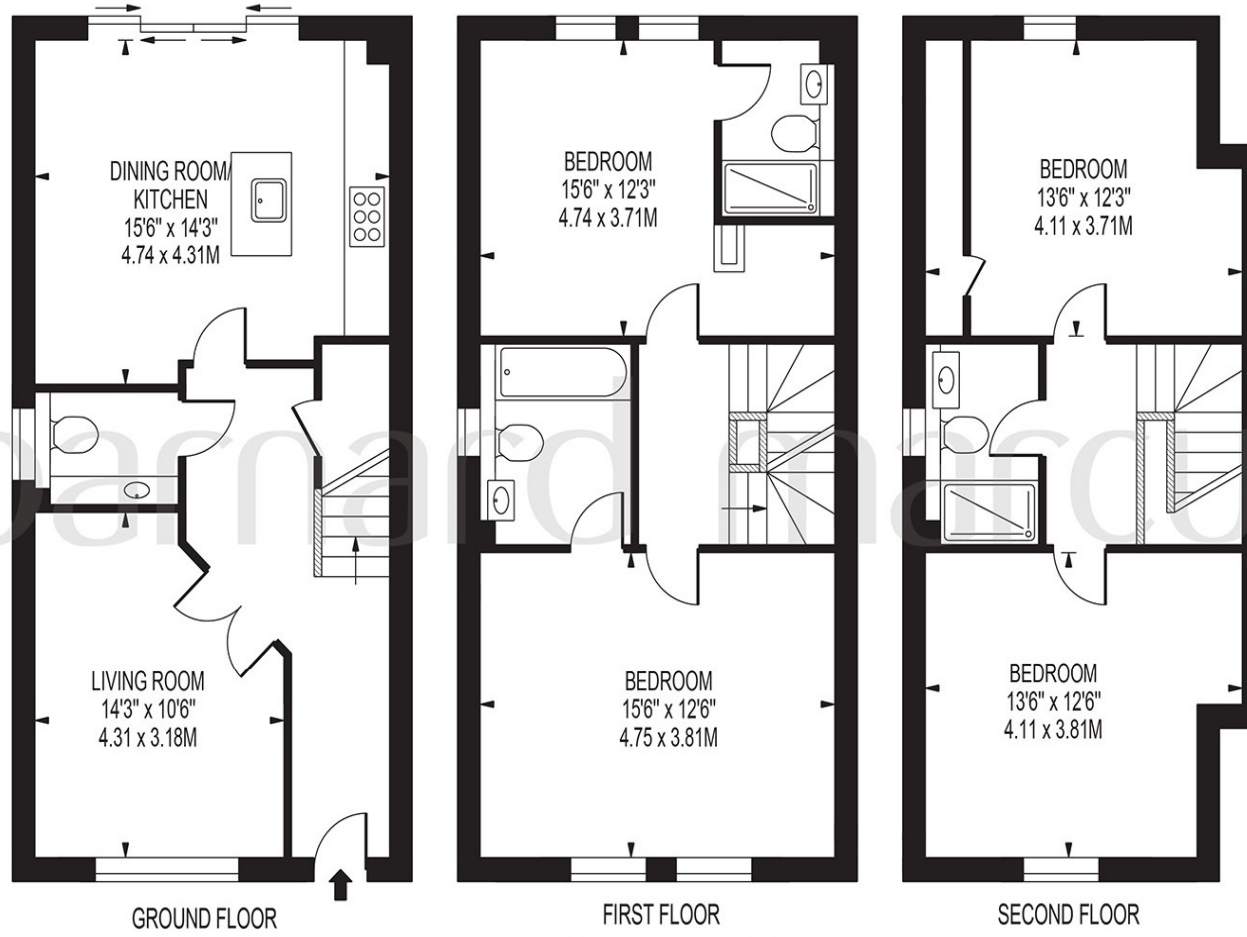
****Last home remaining****

This your last chance to purchase this luxury 4 double bedroom semi-detached family home, with 3 bathrooms and off street parking. Ready to move



THE GALLOP

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1471 SQ FT - 136.66 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Polo Mews is a small development of just 9 family homes set within a private location close to all the amenities of South Croydon. Plot 9 on the ground floor has a large inviting hallway with double doors into the lounge that overlooks the woodland to the front of the house. There is a downstairs w/c then the hallway opens to the open plan kitchen/dining reception room, which has beautiful bi-fold doors opening onto the landscaped garden. The kitchen is individually designed and crafted to give a feel of luxury, separated by an island for all the culinary needs for workspace. This family home has a great indoor/outdoor connection for all the summer entertainment. Up the stairs to the first floor there are 2 large double bedroom's with neutral décor both with luxury fitted en-suites. The second floor comprises of a further 2 double bedrooms, one with built in fitted wardrobes and a family bathroom.

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- Move Ready
- 4 Double Bedrooms
- 2 En-Suite Bathrooms
- Off Street Parking
- 1471sqft of Luxury Living
- Open Plan Bespoke Kitchen With Island
- South Facing Landscaped Garden

Tenure: Freehold EPC Rating: Exempt

£725,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SCS108864 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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