



2C Briton Hill Road, South Croydon, Surrey, CR2 0JL

Pollard Machin
estate agents since 1885

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Monthly Rental Of £2,250.00

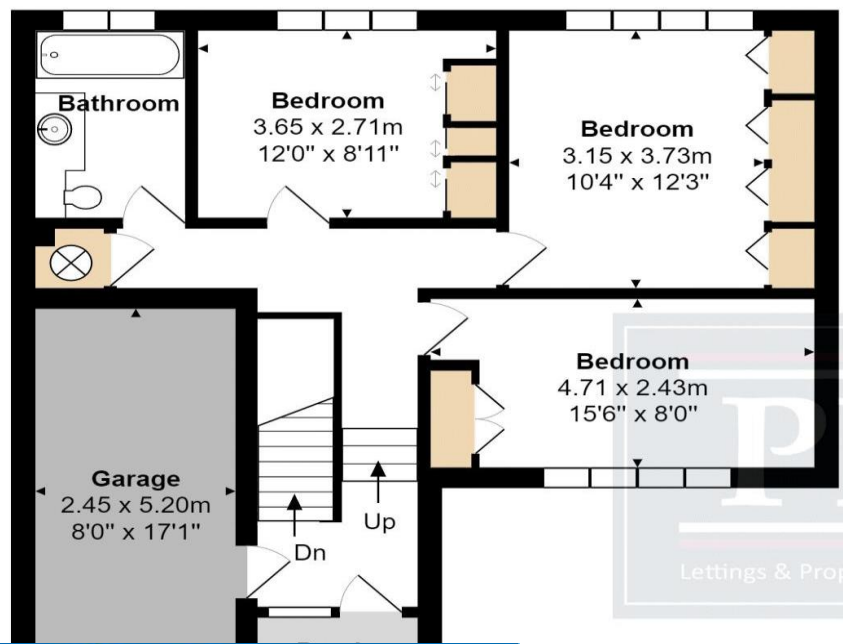
A BEAUTIFULLY PRESENTED 3 BEDROOM UNFURNISHED DETACHED HOUSE WITH GARAGE. On the main floor there is a large L shaped open plan living/dining room with access to well maintained garden. The garden is part patio, part lawn with extra side patio areas. Kitchen overlooking the garden includes: built in dishwasher & freestanding electric cooker. Utility room off kitchen with fridge-freezer, counter top and side access to garden. Downstairs w/c. Large L shape study with storage units, plenty of counter tops, washing machine and combi-boiler. Wood affect laminate flooring throughout. Upstairs there are two double bedrooms & single bedroom, all with wardrobes. Carpeted throughout. Modern family bathroom with towel rail and shower head over bath tub. Ample storage cupboards throughout the house. Gas central heating. Driveway for 1 car.

Briton Hill Road is located on a sought after road, accessible from Sanderstead Road. It is within reach to local primary & secondary schools such as Ridgeway, Riddlesdown & Whitgift as well as the local Elmfield Way shops. Within reach of Sanderstead and Purley Oaks train stations with direct links to London Victoria and London Bridge. Bus routes on Sanderstead Road lead to Sanderstead, South Croydon, Purley and East Croydon station. Sanderstead station has a parade of shops with convenient stores, restaurants and coffee shops. Purley has Tesco supermarket and Sanderstead has Waitrose Supermarket both within reach.

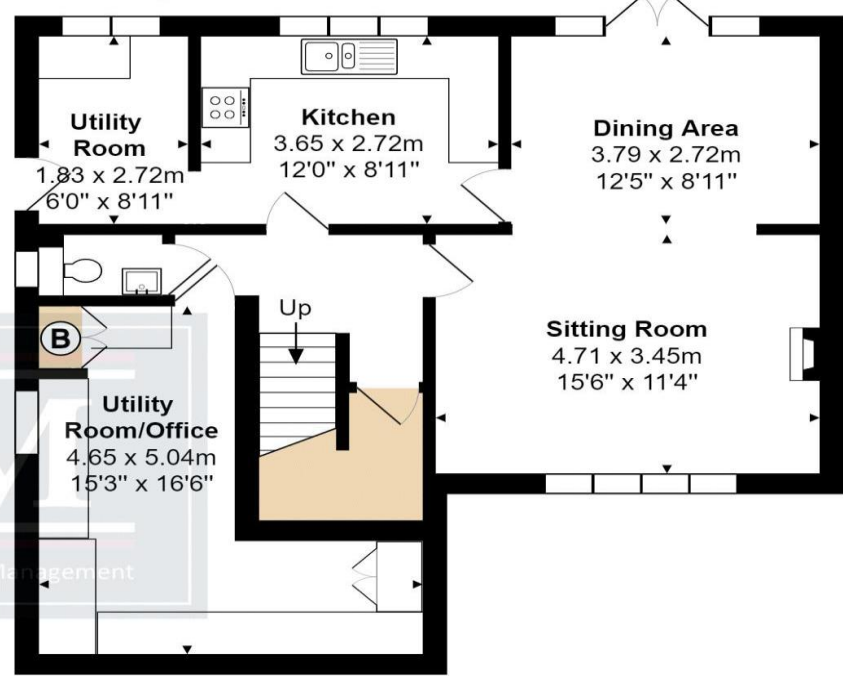




Ground Floor



Lower Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		62	81
EU Directive 2002/91/EC			

Briton Hill Road, Sanderstead

Total Area: 147.6 sq m ... 1589 sq ft

Measurements are approximate and for display purposes only.



The Agents 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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