



13 Ellenbridge Way, South Croydon, Surrey, CR2 0EW

**Pollard Machin**  
estate agents since 1885

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Ellenbridge Way  
South Croydon  
Surrey CR2 0EW

Monthly Rental Of £2,900

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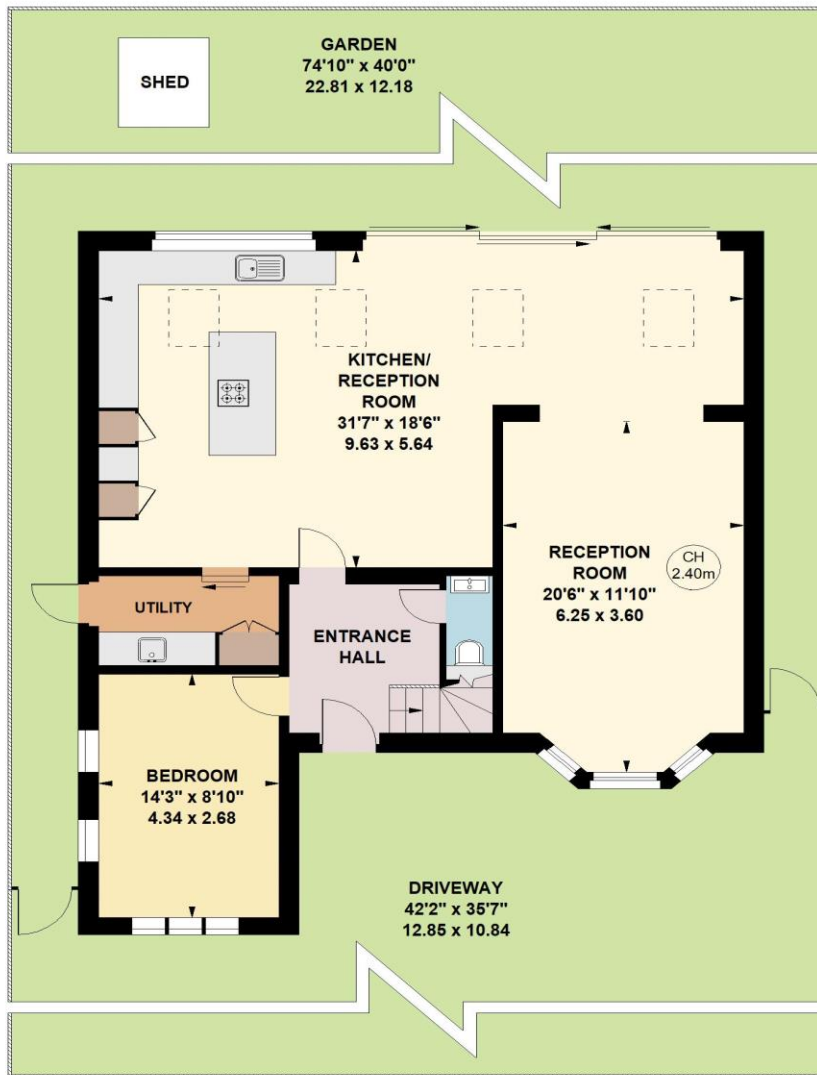
A beautifully presented Three-bedroom part furnished detached house located in the heart of Ellenbridge including a downstairs toilet, family bathroom and an on-suite off the walk-in wardrobe within the master bedroom. A large open plan kitchen, dining, living room with a utility room off the kitchen. Appliances included such as Oven, Hob, Dishwasher, washing machine and fridge freezer. A stunning landscaped garden across two levels and patio. It has its own driveway as well as on street parking.



Ellenbridge Way is a sought after location being within close proximity to The Ridgeway School, overlooking a lightly wooded green with views towards Croham Hurst woods being within reach of the local parade of shops in Elmfield Way, Sanderstead Station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.

Croydon Council Tax Band - F. EPC Rating - D. Deposit - £3460.00.





**Ground Floor**

## Ellenbridge Way, CR2

Approximate gross internal area

147.15 sq m / 1584 sq ft



Key :  
CH - Ceiling Height



**First Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate 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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