



114 Pollards Hill South, London - SW16 4ND

Offers in Region of £580,000

FINE & COUNTRY



114 Pollards Hill South

London, SW16 4ND

Extended & modernised 3-bed end of terrace in Pollards Hill. Original 1920s features, modern kitchen, spacious lounge, family room, 3 bedrooms, family bathroom. Single-story extension, gas heating, double-glazed windows. Close to park & Norbury station. Ideal for interior design enthusiasts.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- End of Terrace
- Convenient Location for Trains & Open Spaces
- Fully Fitted Modern Kitchen
- Downstairs Cloakroom
- Level Rear Garden
- Many Original Features
- Ground Floor Extension





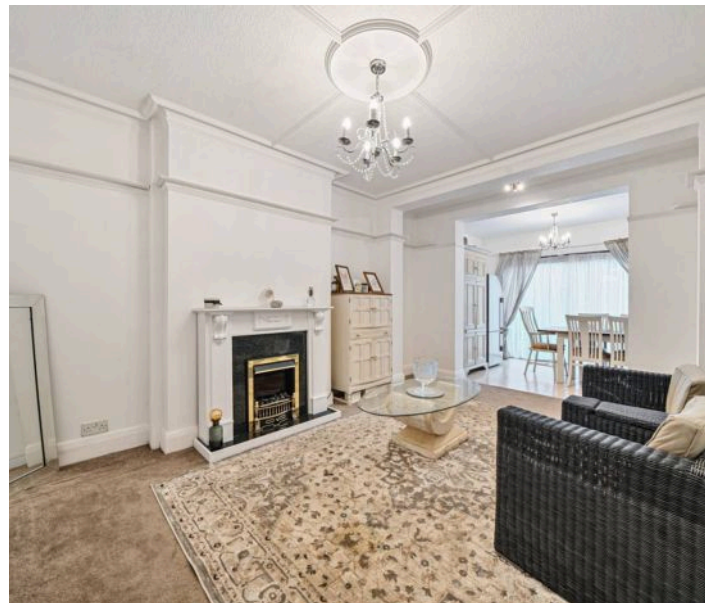
114 Pollards Hill South

London, London

Set in the much sought-after area of Pollards Hill, this extended and modernised three bedroom end of terrace character property sits on a leafy residential road lined with trees and grass verges and is moments away from the open spaces of Pollards Hill park which boasts far reaching views across a wide panorama . Pollards Hill is known for its community atmosphere and is conveniently located for Norbury train station (Zone 3) which provides frequent services into London Victoria (approximately 20 minutes) and London Bridge (approximately 30 minutes)

This character property was built in the 1920's with high ornate ceilings and still retains many of its original features. It is larger than many of the surrounding properties and provides a blank canvass for a purchaser seeking to introduce their own interior design.

Stepping inside, the light and airy entrance hall leads to a well-equipped modern kitchen complete with integrated appliances .





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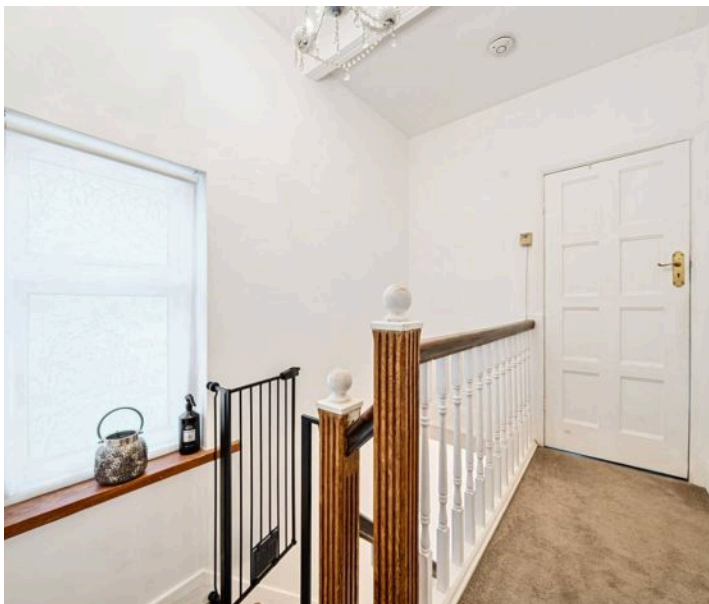
London, London

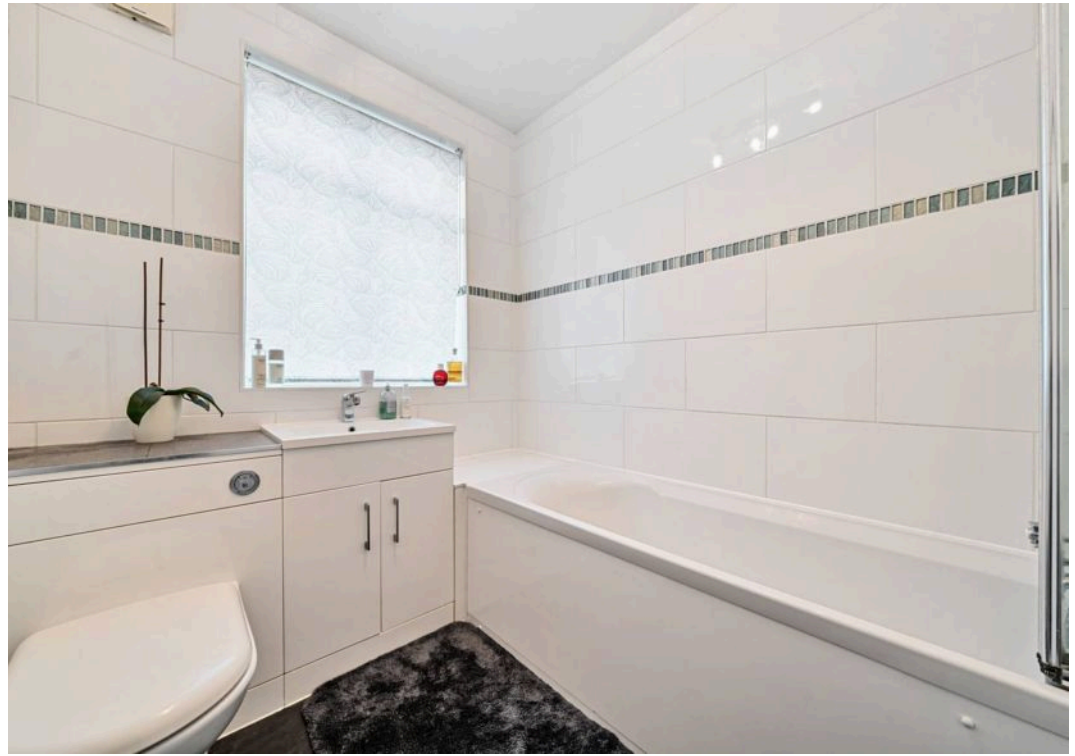
The family room which can be accessed from both the hallway and the kitchen opens onto a spacious dining area with views of the rear garden and provides ample space for entertaining friends and family .

The first floor features three well-appointed bedrooms including a master bedroom with built in wardrobes and a modern family bathroom .

The property benefits from a single storey extension to the rear and there is gas central heating with most windows being double glazed.

To the rear, the garden offers a paved patio accessed from the family room and a level lawn area, bordered by fencing to all sides. There is a gate from the garden leading to a shared pathway to the front garden. The front garden has a pathway leading to a covered storm porch, level lawns and flower beds.

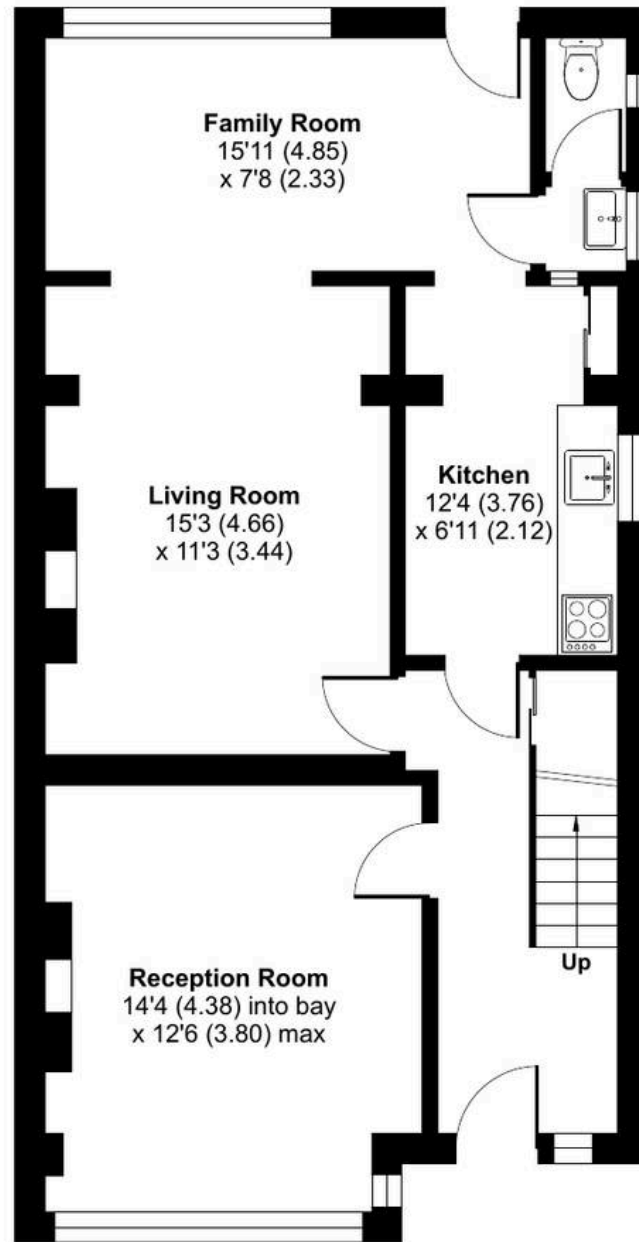




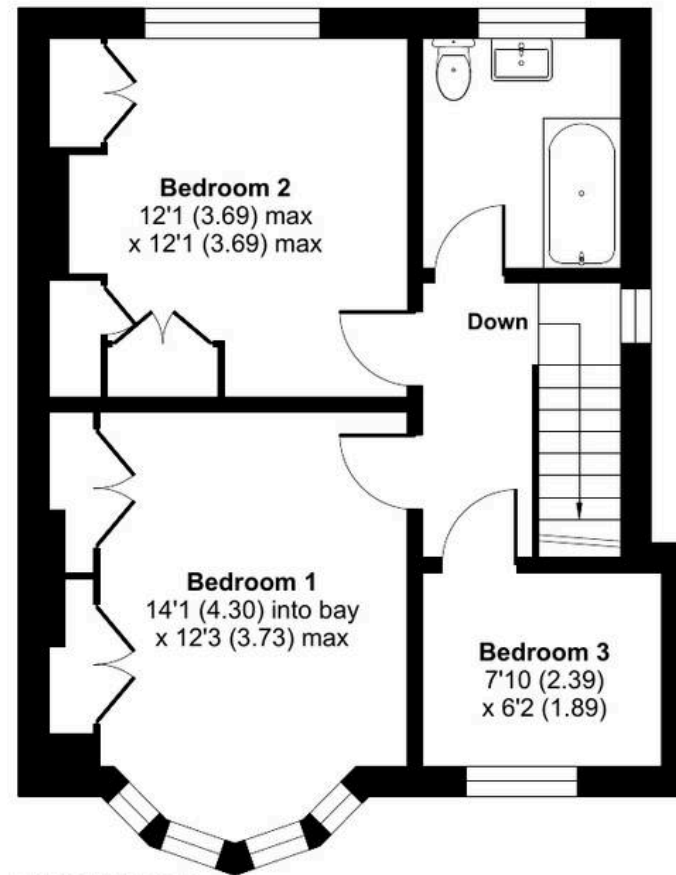
Pollards Hill South, London, SW16

Approximate Area = 1171 sq ft / 108.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Park & Bailey. REF: 1211370



Park & Bailey Land & New Homes

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653 000

surrey@parkandbailey.co.uk

www.parkandbailey.co.uk/