



Asking Price: Asking Price £675,000
Hollingsworth Road | Croydon | Surrey | CR0 5RP

Pollard Machin

estate agents since 1885

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Situated on the sought-after Hollingsworth Road, this spacious detached family home offers over 1,320 sq. ft. (123 sq. m.) of well-proportioned accommodation, making it an ideal choice for growing families seeking generous living space, practical layout and excellent potential to personalise. Council Tax Band G. EPC Rating C.

The ground floor features a welcoming entrance hall leading to a bright and spacious 18'8" reception room, perfect for relaxing or entertaining alongside a separate 11'6" dining room overlooking the rear of the property. The well-sized kitchen provides ample workspace and storage with scope for modernisation or extension (subject to the usual planning consents). A convenient ground floor WC completes the accommodation.

One of the standout features of the property is the integral double garage (18'1" x 15'5"), offering secure parking, extensive storage or potential for conversion into additional living accommodation, subject to the necessary permissions.

Upstairs, the property boasts four bedrooms including a generous principal bedroom measuring 15'3" x 11'2", along with three further double bedrooms. Two family bathrooms provide excellent convenience for busy households.

Externally, the property benefits from the advantages of detached living, with space surrounding the home and exciting potential to enhance or extend (STPP).

Ideally located for local amenities, reputable schools, parks and transport links into Central London, this is a rare opportunity to acquire a substantial detached home in a well-established residential location.





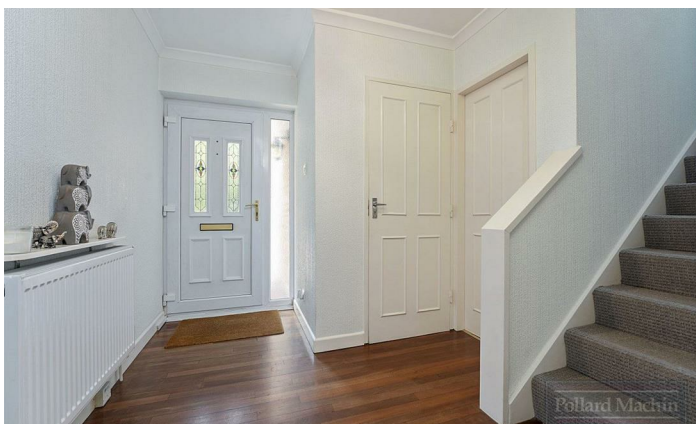
Key Features:

- Detached
- Four Double Bedrooms
- Cul De Sac
- Woodland Walks
- Close to Coombe Lane tram and local bus routes
- Close to Bramley Bank Nature Reserve, Heathfield

The Agent 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.

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Viewings strictly by appointment only

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