

Asking Price: £500,000

Nihill Place | Croydon | | CR0

Pollard Machin

estate agents since 1885

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No Onward Chain – A spacious and beautifully presented four bedroom townhouse with two allocated parking spaces, located within a quiet and attractive modern cul-de-sac development.

Offering 1,249 sq ft of well-designed living space across three floors, this modern townhouse combines generous proportions with contemporary style and is beautifully present throughout.

The ground floor features a welcoming entrance hall, generous fitted kitchen, cloakroom and an impressive reception/dining room with direct access to the private garden.

The first floor provides two double bedrooms, the master benefitting from an en-suite as well as a family bathroom, whilst the second floor is dedicated to two further bedrooms, ideally laid out for families and those looking for home working space.

The property has been exceptionally well cared for with neutral decor, modern fixtures and fittings, quality flooring and contemporary bathrooms creating a bright and stylish home that is ready to move in to.

The property benefits from solar panels to reduce the overall running cost of the property.

The house is ideally placed for local shops, restaurants, parks and everyday amenities, with excellent transport connections also close by. East Croydon is approximately a 15 minute walk and Addiscombe Tram provides convenient links towards East Croydon and beyond. The property is also within easy reach of well-regarded schools.

Overall, an excellent modern family home offering three floors of versatile accommodation, private garden, two allocated parking spaces and a convenient quiet location close to amenities, schools and transfer links.

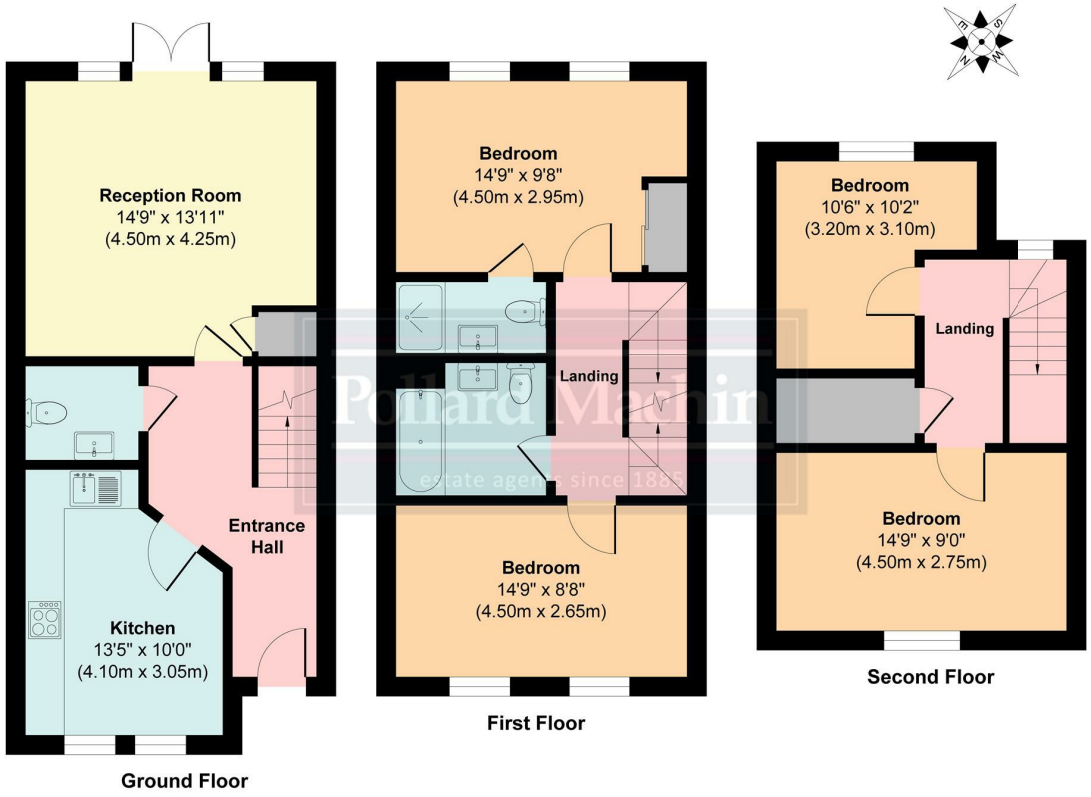
Council Tax Band E. EPC Rating B.











Approx. Gross Internal Area 1,249 sq. ft / 116.04 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Key Features:

- No Onward Chain
- Cul-De-Sac Location
- Versatile Accommodation Over Three Floors
- Two Allocated Parking Spaces
- En-suite And Family Bathroom
- Solar Panels
- Ideally Located For Transport
- Private Garden
- EPC rating: B

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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