



188 Croham Valley Road, South Croydon, Surrey, CR2 7RB

**Pollard Machin**

estate agents since 1885



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South Croydon  
Surrey CR2 7RB

£725,000

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### Description

No Onward Chain - A well presented and extended 4/5 bedroom semi-detached house with 120' southerly aspect garden backing Littleheath Woods featuring an impressive 26'3 x 11'6 through lounge/dining room, 12'4 x 10'10 kitchen with built in appliances, gas central heating, double glazing, within reach of Croydon TramLink.

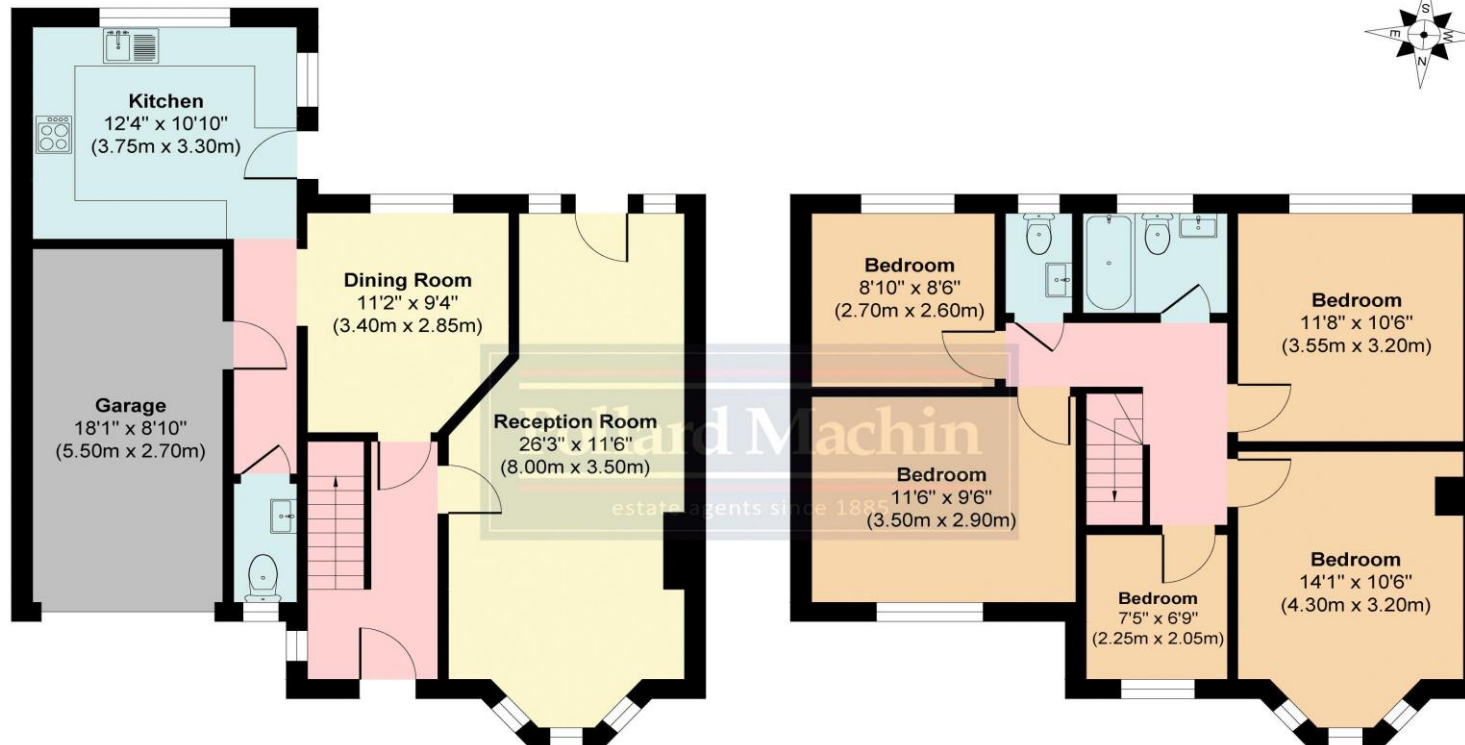
### Accommodation

Canopy entrance porch: Reception hall: Impressive 26'3 x 11'6 through lounge/dining room with double glazed door opening out onto patio, bay window and cupboard space, laminate flooring: 11'2 x 9'4 dining room: 12'4 x 10'10 fitted kitchen with oven, hob, extractor hood, fridge freezer and dishwasher, wood effect laminate floor and entrance into the garden: Cloakroom: Four well proportioned bedrooms: Study which could be used as a small fifth bedroom: Family bathroom with shower over bath: Wet room: Gas central heating: Double glazing: 120' southerly aspect garden with side access and patio area, backing Littleheath Woods: 18'1 x 8'10 integral garage with up and over door: Driveway with parking for several cars.

### Location

Located along Croham Valley Road off the main road leading to Chapel View being within reach of the local parade of shops, a choice of both state and private sector schools, churches, tennis, cricket and golf clubs together with bus services to the surrounding area and South Croydon station. Littleheath Woods, Ballards Plantation and Croham Hurst Woods are all close by.





**Ground Floor**

**First Floor**

**Croham Valley Road CR2**  
**Approx. Gross Internal Area 1,310 sq. ft / 121.75 sq. meters**  
 Whilst 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.  
 Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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.





**Viewings Strictly by Appointment Only**

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