



7 Lynne Close, Selston, Surrey, CR2 8QA

**Pollard Machin**  
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Selsdon  
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Guide Price £625,000

### Description

Situated within a quiet residential cul-de-sac this well-proportioned three-bedroom detached bungalow offers approximately 958 sq ft of versatile accommodation together with a generous garage and excellent scope for modernisation or extension (subject to the usual planning consents). EPC Rating D. Council Tax Band E.

### Accommodation

The property is arranged around a central entrance hall leading to a spacious 27'3 x 12'9 dual-purpose reception and dining room providing an excellent space for both everyday living and entertaining. Large windows allow for plenty of natural light while the flexible layout easily accommodates separate seating and dining areas.

The kitchen is conveniently positioned adjacent to the reception room and offers a practical layout with a range of storage units and worktop space. There are three bedrooms including a generous principal bedroom measuring 14'1 x 10'8, a well-proportioned second bedroom and a third bedroom that could equally serve as a home office or guest room.

A further bonus loft room provides potential for further extension. The accommodation is completed by a family bathroom and a separate WC adding further convenience for family living. A particular feature of the property is the substantial attached garage, measuring approximately 23'11 x 17'5, offering exceptional storage, workshop potential or secure parking for vehicles. Subject to the necessary permissions the garage also presents exciting possibilities for conversion.

### Location

Conveniently situated for the amenities of South Croydon the property is within easy reach of excellent transport links, reputable schools and a variety of local shops, cafes and green spaces.

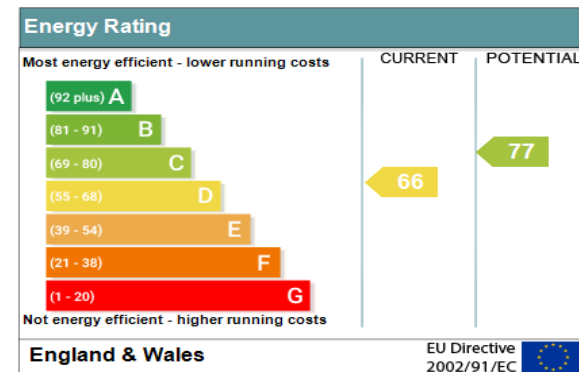




**Lynne Cl, South Croydon CR2**  
**Approx. Gross Internal Area 958sq ft / 89sq meters**

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 shown.  
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Address: 7 Lynne Close, SOUTH CROYDON, CR2 8QA  
 RRN: 0176-3064-0203-3406-2200



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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