



135 Ridge Langley, South Croydon, Surrey, CR2 0AQ

Pollard Machin
estate agents since 1885

Guide Price £425,000

A well-proportioned three bedroom house offering spacious accommodation, a private rear garden and garage en bloc, offered with no onward chain. EPC Rating C. Council Tax Band E.

The property features a generous reception/dining room providing excellent living and entertaining space with a separate fitted kitchen positioned to the rear and a downstairs W/C completes the ground floor. The layout is practical and well balanced, making it ideal for families, professionals or those looking to upsize.

The first floor comprises three bedrooms, including two comfortable doubles and a further single bedroom, all served by a modern family bathroom.

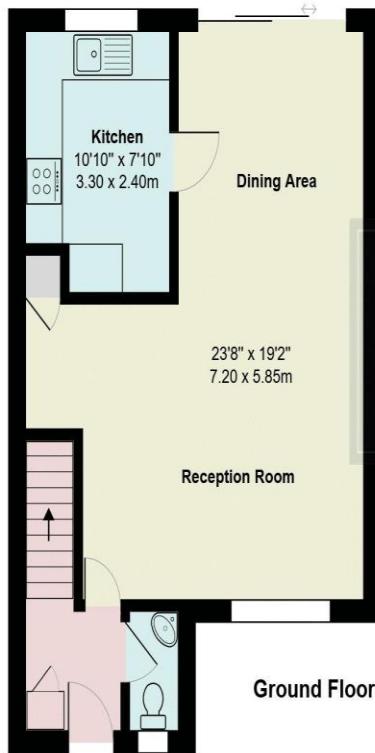
Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, along with a garage en bloc providing valuable storage or parking.

This home forms part of the sought after Ridge Langley development which is located off Langley Oaks Avenue. Selsdon shopping centre is within reach and offers a comprehensive range of amenities, including Sainsbury's and the public library. The area provides a broad choice of schools, golf courses, churches and bus services.

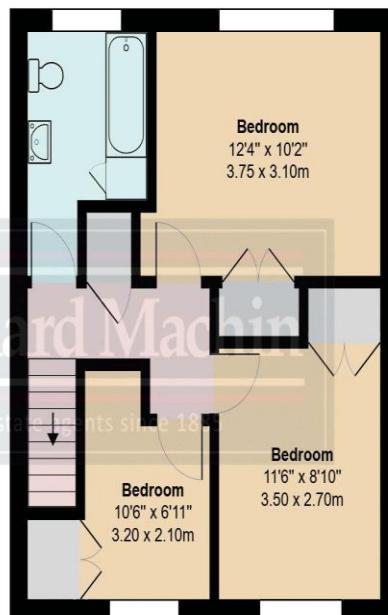
Further advantages include a share of freehold with approximately 944 years remaining on the lease, peppercorn ground rent and a low annual service charge of £400.

The property is offered to the market with no onward chain, allowing for a straightforward purchase. Early viewing is highly recommended.

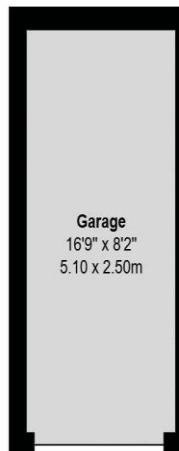




Ground Floor



First Floor



Ridge Langley, South Croydon CR2 Approx. Gross Internal Area 941sq ft / 87.4sq 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.

Plan produced by AR Net Media - www.ernetmedia.uk

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Pollard Machin
estate agents since 1885



Pollard Machin
estate agents since 1885



Pollard Machin
estate agents since 1885



Pollard Machin
estate agents since 1885



Pollard Machin
estate agents since 1885



Pollard Machin
estate agents since 1885

Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpstield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin
estate agents since 1885

