



3 Barrards Hall, Beech Avenue, Sanderstead, CR2 0NL

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Offers in Excess of £325,000

Description

Set within the popular Barrards Hall, Beech Avenue area of South Croydon, this spacious first-floor apartment offers well-proportioned accommodation and excellent scope for modernisation and improvement. Council Tax Band D. EPC Rating TBC.

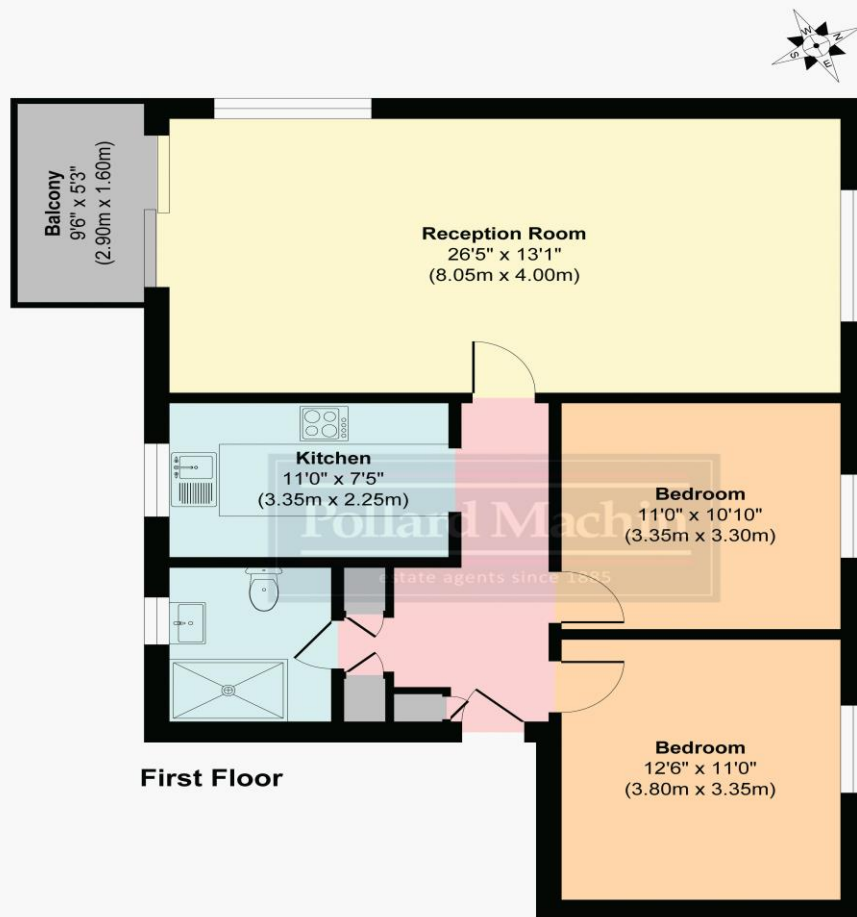
Accommodation

The property is approached via a communal entrance and provides approximately 856 sq ft (79.55 sq m) of living space. The accommodation comprises a particularly generous 26'5" x 13'1" reception room providing ample space for both comfortable seating and dining and access to a private balcony. There is also a separate kitchen, two well-sized bedrooms, a bathroom and useful storage cupboard. The apartment would now benefit from updating and refurbishment providing an excellent opportunity for a purchaser to modernise the property to their own taste and potentially create a contemporary and stylish home. A single garage en bloc is also included, providing valuable secure parking and storage.

Location

Barrards Hall is situated in a popular residential area of South Croydon, conveniently placed for the amenities of both South Croydon and Croydon town centre. A good selection of shops, cafés, restaurants and leisure facilities can be found nearby with green open spaces also within easy reach.





Barrards Hall, Beech Avenue, South Croydon, CR2
Approx. Gross Internal Area 856 sq. ft / 79.55 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 shown.

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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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