



Lynne Close | | Selsdon | CR2 8QA

Guide Price £625,000

Pollard Machin

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No Onward Chain

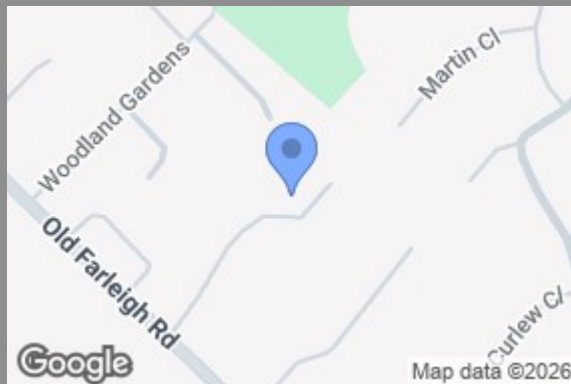
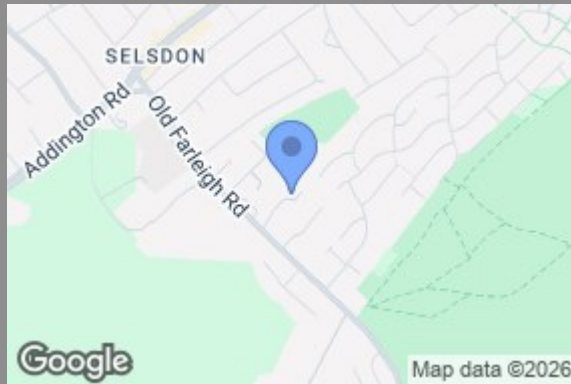
Situated within a quiet residential cul-de-sac this well-proportioned three-bedroom detached bungalow offers approximately 958 sq ft of versatile accommodation together with a generous garage and excellent scope for modernisation or extension (subject to the usual planning consents). EPC Rating D. Council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

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

- Three Bedrooms
- Kitchen/Breakfast Room
- Patio Garden
- Bonus loft room
- Lounge Dining Area
- Garage
- Ensuite
- Convenient Location







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

Council Tax Band E **EPC Rating**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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