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FOR SALE

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25 Bennetts Avenue, Shirley, Surrey, CR0 8AL

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Guide Price £425,000

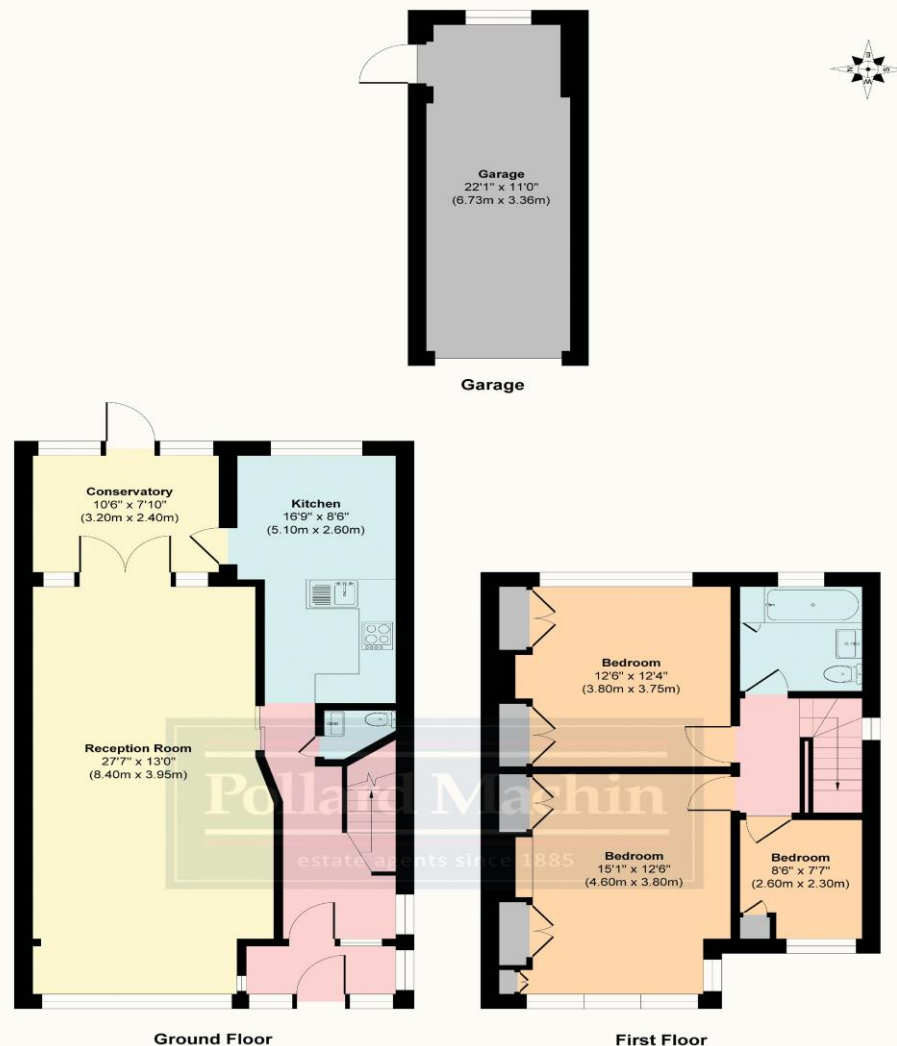
No Onward Chain Three Bedrooms | Approx. 130ft Rear Garden | Garage | Huge Potential to Improve & Extend (STPP)

This three-bedroom semi-detached house presents an excellent opportunity for buyers, developers and investors seeking a property with significant potential in the highly desirable Shirley area. EPC Rating E. Council Tax Band E.

Requiring modernisation throughout, the property offers well-proportioned accommodation extending to approximately 1,217 sq ft, comprising a spacious through reception room, separate kitchen, conservatory, ground floor cloakroom, three bedrooms and a family bathroom. Externally, one of the property's standout features is the impressive rear garden, extending to approximately 130ft, providing excellent outdoor space and scope for further enhancement. The property also benefits from a detached garage and offers considerable potential to extend and reconfigure, subject to the necessary planning permissions and building regulations, allowing purchasers the opportunity to create a substantial family home tailored to their own requirements.

Situated within a popular residential location in Shirley, the property is conveniently positioned for local shops, amenities, well-regarded schools and transport links, making it an attractive proposition for both owner-occupiers and investors alike. This is a rare opportunity to acquire a home with outstanding potential in one of the area's most sought-after locations.





Bennetts Ave, Croydon CR0
Approx. Gross Internal Area 1,217 sq. ft / 113.05 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 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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