



**331 Limpsfield Road, South Croydon, Surrey, CR2 9DH**

**Pollard Machin**  
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Guide Price £450,000-£475,000

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**No Onward Chain | Garage & Driveway | Excellent Potential to Extend (STPP)**

Offered to the market with no onward chain, this three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to modernise and create their ideal home in a highly sought-after location. EPC Rating C. Council Tax Band E.

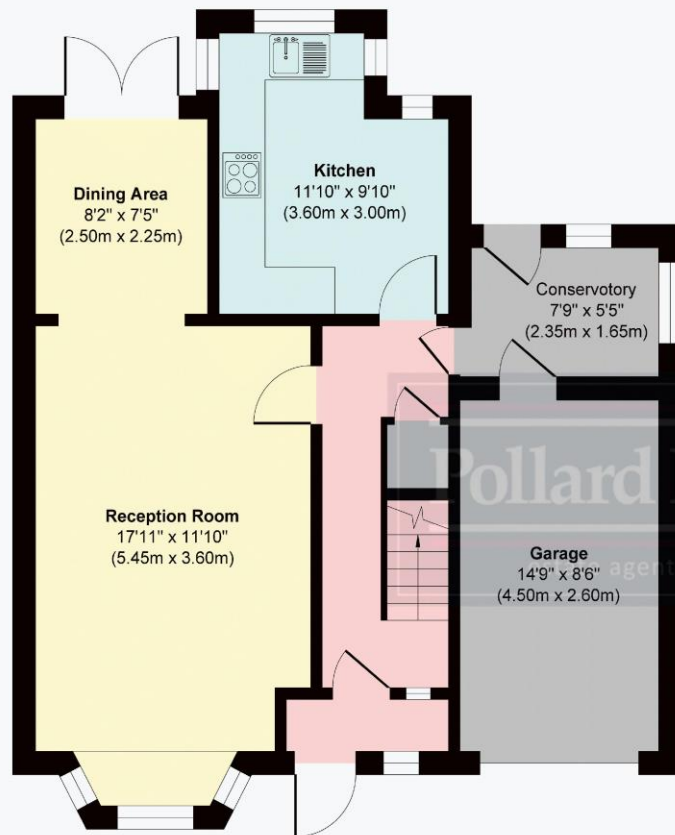
Situated on the ever-popular Limpsfield Road, the property benefits from well-proportioned accommodation throughout, including a spacious reception room, separate dining area, kitchen, conservatory, three bedrooms and a family bathroom.

Externally, the property enjoys a private driveway providing off-street parking together with an attached garage. While requiring updating and modernisation, the property offers tremendous scope for improvement and has excellent potential to extend, subject to the usual planning consents, allowing purchasers to significantly enhance both the accommodation and value.

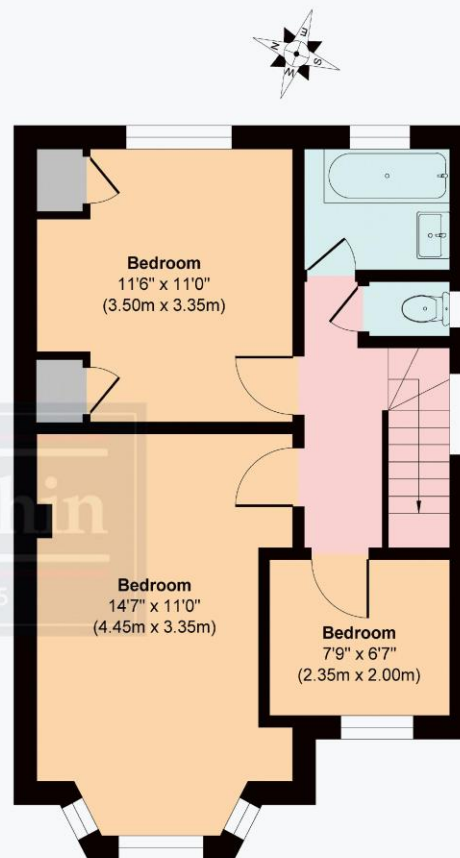
The location is particularly convenient, being within easy reach of the local amenities and shopping facilities at Hamsey Green, whilst a number of highly regarded schools for all age groups are nearby. Excellent transport links can also be found within the surrounding area, providing access into Central London and beyond.

Competitively priced to reflect the work required, this is a rare opportunity to acquire a family home with enormous potential in a desirable residential location.





**Ground Floor**



**First Floor**

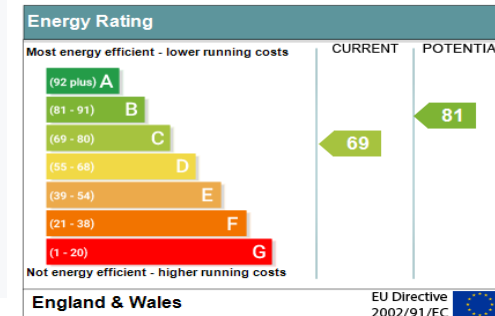
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**Approx. Gross Internal Area 1,022 sq. ft / 94.97 sq. meters**

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](http://www.arnetmedia.uk)

Address: 331 Limpsfield Road, SOUTH CROYDON, CR2 9DH  
RRN: 0320-2410-2660-2496-7301



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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