



9 Bench Field, South Croydon, Surrey, CR2 7HX

**Pollard Machin**

estate agents since 1885



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South Croydon  
Surrey  
CR2 7HX

Guide Price £600,000

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### Description

A stunning 3 double bedroom, 2 reception room detached residence located in a cul de sac within reach of South Croydon station and TramLink. The property features an impressive 24'4 lounge/dining room, beautifully appointed kitchen, 35' west facing garden and off street parking.

### Accommodation

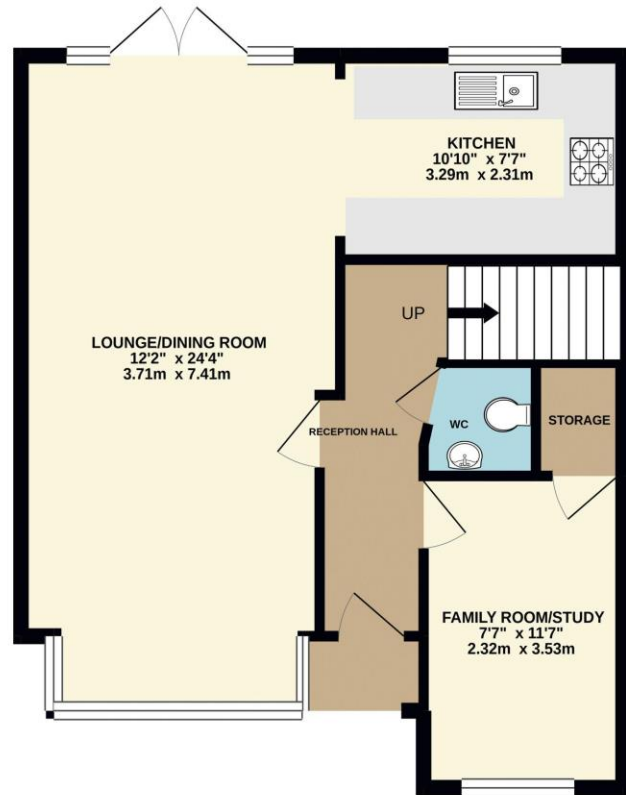
Porch: Reception Hall: Cloakroom: Impressive 24'4 Double Aspect Lounge/Dining Room with glazed patio door leading on to patio/garden area: beautifully Appointed Kitchen with built in oven, hob, extractor, dishwasher, fridge/freezer and washer/dryer: 11'7 Family Room/Study: Galleried Landing: 3 Double Bedrooms with the master being 11'5x11'5: Bathroom with independent shower cubicle and bath: Gas Central Heating: Double Glazing: 35' Westerly Aspect Garden with side access: Own Driveway.

### Location

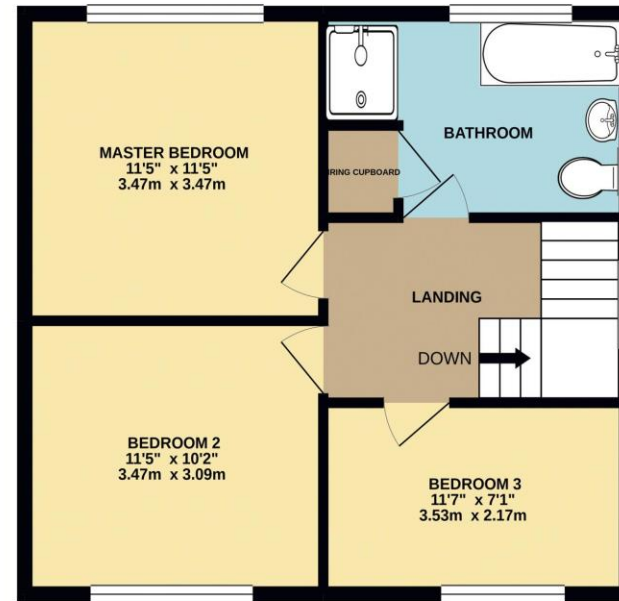
Bench Field is a cul de sac located off Croham Road opposite Old Whitgiftian Sport Ground being within reach of a choice of both state and private sector schools, churches, tennis, cricket and golf clubs together with bus services to the surrounding area and South Croydon station. Littleheath Woods, Ballards Plantation and Croham Hurst Woods are all close by together with access to TramLink.



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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