



19 Curlew Close, South Croydon, Surrey, CR2 8QT

**Pollard Machin**  
estate agents since 1885

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Surrey  
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Guide Price £425,000

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### Description

A beautifully presented 3 bedroom semi detached house with impressive kitchen/breakfast room, own driveway, 14'6L lounge, gas central heating and double glazing together with landscaped garden. The property is conveniently positioned for Greenvale Primary School and walks in Selsdon Nature Reserve. Enclosed

### Accommodation

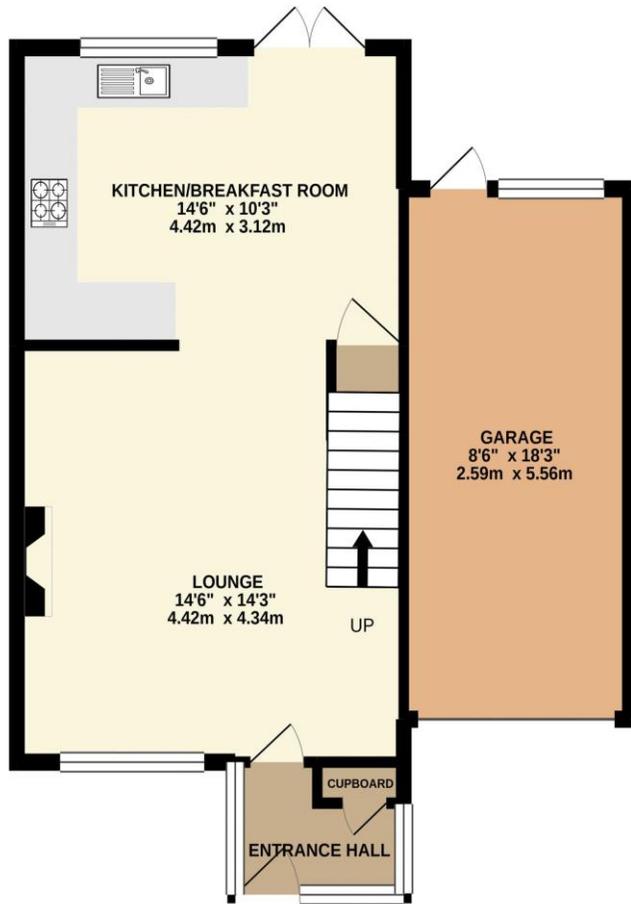
Entrance Porch: 14'6 Lounge Room with deep storage cupboard under the stairs and ornate fire surround: Stunning Kitchen/Breakfast Room with built in oven, hob, extractor, dishwasher, washer/dryer and fridge/freezer together with glazed patio doors leading to garden: Landing: 3 Bedrooms with built in wardrobes to the master and a 10'10x6' smallest with wardrobe: Well Appointed Bathroom: Gas Central Heating: Double Glazing: Garage: Own Driveway: 35' Landscaped Garden with extensive patio area:

### Location

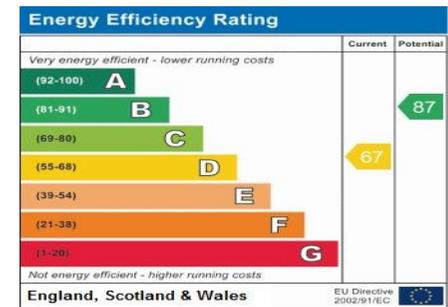
Situated in the desirable residential location being close to Selsdon which offers a choice of schools both private and state, bus routes to both Selsdon and Croydon town centres giving easy access to local amenities, shops and restaurants, choice of churches, sports clubs and open countryside.



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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.





Viewings Strictly by Appointment Only

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