



88 Littleheath Road, South Croydon, Surrey, CR2 7SD

**Pollard Machin**  
estate agents since 1885

88

Littleheath Road  
South Croydon  
Surrey CR2 7SD

Guide Price £575,000

Pollard Machin

estate agents since 1885

### Description

**\*\*No Onward Chain\*\*** A delightful three bedroom semi detached house in a popular location with rear garden backing Littleheath Woods with garage and own driveway.

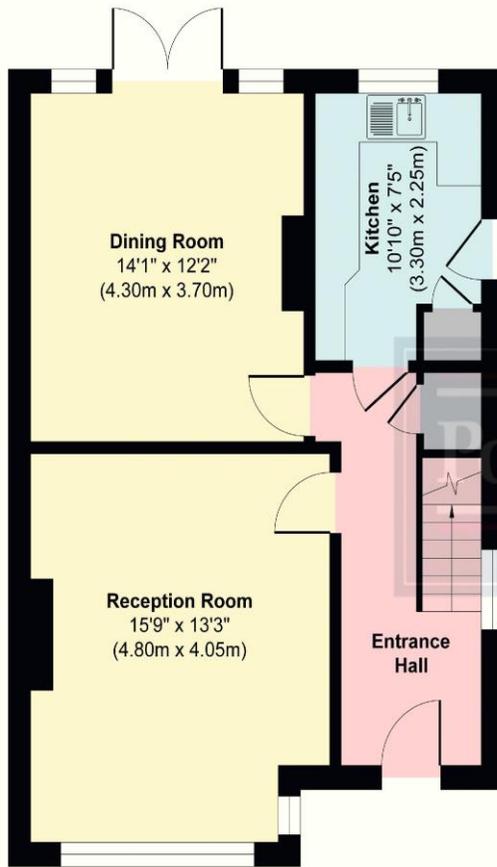
### Accommodation

The accommodation briefly comprises, spacious entrance hallway, bay fronted living room, separate dining room to the rear with double doors leading to the rear garden and fitted kitchen leading to the side access and garage. The first floor has two generous double bedrooms and large single bedroom and a generous family bathroom. The approximate 80' rear garden backs onto Littleheath Woods and to the front there is a generous own driveway and detached garage.

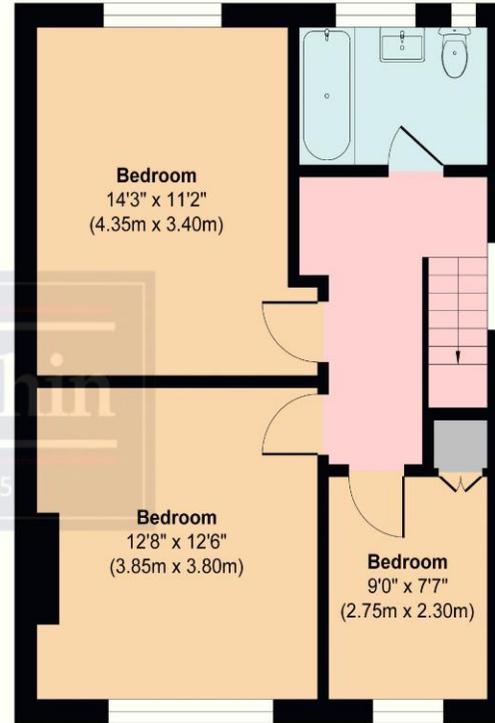
### Location

Littleheath Road is a sought-after residential road on top of two bus services connecting to East Croydon Station in around 10 minutes, enjoying Littleheath Woods and Croham Hurst Woods and conveniently positioned within easy reach of Selsdon High Street with its comprehensive range of shops and amenities including Sainsbury's, library, a choice of schools, golf courses and churches.





**Ground Floor**



**First Floor**



**Littleheath Road, South Croydon, CR2**

**Approx. Gross Internal Area 1,124 sq. ft / 104.44 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 shown.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	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**

**Pollard Machin Estate Agents**  
45 Limpsfield Road  
Sanderstead  
Surrey  
CR2 9LA  
Tel: 020 8657 4466

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885

