



7 Willow Mount, Croydon, Surrey, CR0 5LD

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7

Willow Mount
Croydon
Surrey CR0 5LD

Guide Price £525,000

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Description

****NO ONWARD CHAIN****

A spacious and well presented three bedroom family home boasting 1132 square feet internally and located within the popular Park Hill area just a short walk of East Croydon station. EPC Rating D. Council Tax Band E.

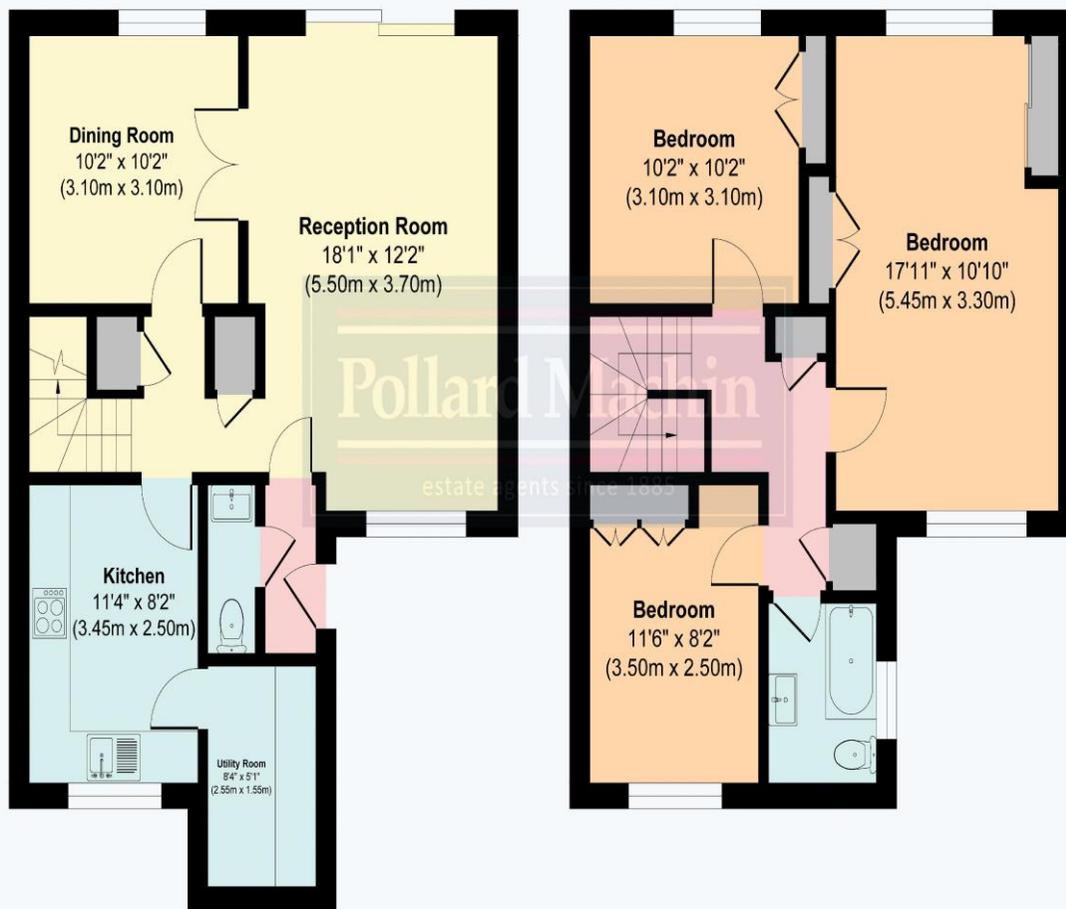
Accommodation

The property comprises; Ground floor- Entrance hall with downstairs cloakroom, large living area, dining area with access to rear, modern kitchen with integral appliances and separate utility room. First floor- Three double bedrooms with fitted wardrobes and modern family bathroom. Outside- The rear garden has a patio area adjacent to the rear of the property with the remainder laid to lawn. The front also promotes a lawn area with a pathway leading to the front of the property. For your parking needs there is a garage en bloc with driveway.

Location

Willow Mount is situated between Park Hill Road and Lloyd Park being within easy reach of buses, East Croydon station and tram link with a choice of schools in both the private and state sectors, tennis, cricket and golf clubs and churches.





Ground Floor

First Floor

Willow Mount, Croydon, CR0

Approx. Gross Internal Area 1132 sq. ft / 105.14 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		85 B
69-80	C		
55-68	D	60 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

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