



7 Kersey Drive, Selsdon Ridge, Selsdon, Surrey., CR2 8SX

Pollard Machin
estate agents since 1885

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Guide Price £795,000

Description

This attractive, well presented 5 bedroom, 3 reception room split level detached family residence features an impressive 18'9 fitted kitchen/breakfast room, 19'9 lounge, 19'9 master bedroom suite and double garage.

Accommodation

Entrance Porch: Entrance Hall: Cloakroom: Study: 19'9 Lounge with bay window and secondary stairs to: 19'9 Dining Room with glazed double doors opening to patio area: Impressive 18'9 Fitted Kitchen/Breakfast Room with built in oven, hob, extractor hood with appliance spaces and utility area: 5 Bedrooms featuring a 19'9 master bedroom with ensuite shower room: Family Bathroom with shower over bath: Gas Central Heating: Double Glazing: 95' Rear Garden with patio area and side access: Double Garage: Off Street Parking.

Location

Kersey Drive is located off Old Farleigh Road forming part of Selsdon Ridge being within reach of Selsdon shopping centre which offers a comprehensive range of amenities including Sainsbury's. The 433 bus service travels along Old Farleigh Road giving access to South Croydon station. There is a choice of schools in both the private and state sectors with Croydon High just along the road, together with library, churches, sports club, Selsdon & Kings Woods and both Farleigh and Selsdon Park golf courses.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



3RD FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.2 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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Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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