



11 Curlew Close, Selsdon Vale, Selsdon, Surrey, CR2 8QT

Pollard Machin
estate agents since 1885

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Surrey
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Guide Price £399,950

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Description

A delightful, well presented 2 double bedroom semi detached home featuring a 17'5x13'3 lounge, 13'3 kitchen/breakfast room, landscaped front & rear gardens, off street parking and the potential to extend subject to planning & consents.

Accommodation

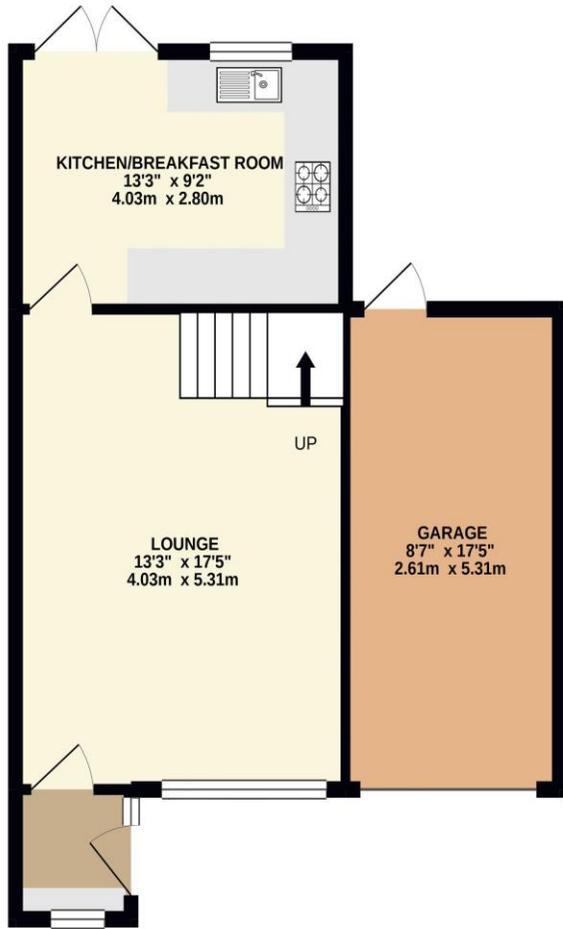
Entrance Hallway: 17'5x13'3 Lounge: Beautifully Appointed Kitchen/Breakfast Room with built in oven, hob, extractor, dishwasher with space for appliances and glazed patio doors leading to the garden: Open staircase leading to first floor with 2 Double Bedrooms the largest being 13'3x9'4 and the second being 13'3x9'2: Family Bathroom with shower over bath: Landscaped 35' South East Facing Garden with patio, pond, shed and lawn area: 17'5 Garage: Double Glazing: Gas Central Heating: Own Driveway.

Location

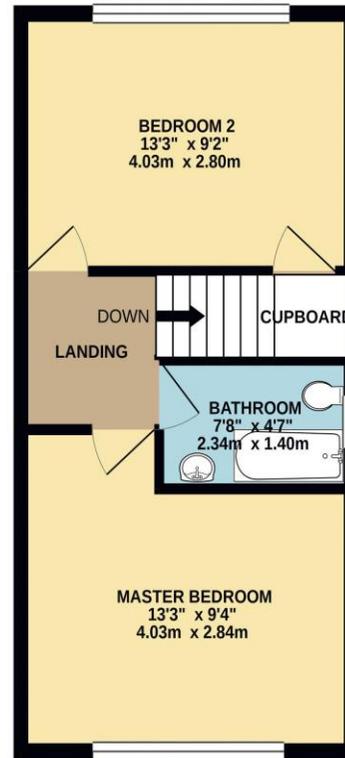
Situated in the desirable residential location being close to Selsdon which offers a choice of schools both private and state, bus routes to both Selsdon and Croydon town centres giving easy access to local amenities, shops and restaurants, choice of churches, sports clubs and open countryside.



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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