



42 Nicola Close, South Croydon, Surrey, CR2 6NB

Pollard Machin
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Surrey
CR2 6NB

Guide Price £375,000

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Description

****No Onward Chain**** - A 3 bedroom semi detached property with an impressive 23'3 through lounge/dining room, fitted kitchen, 30' garden, downstairs cloakroom and garage.

Accommodation

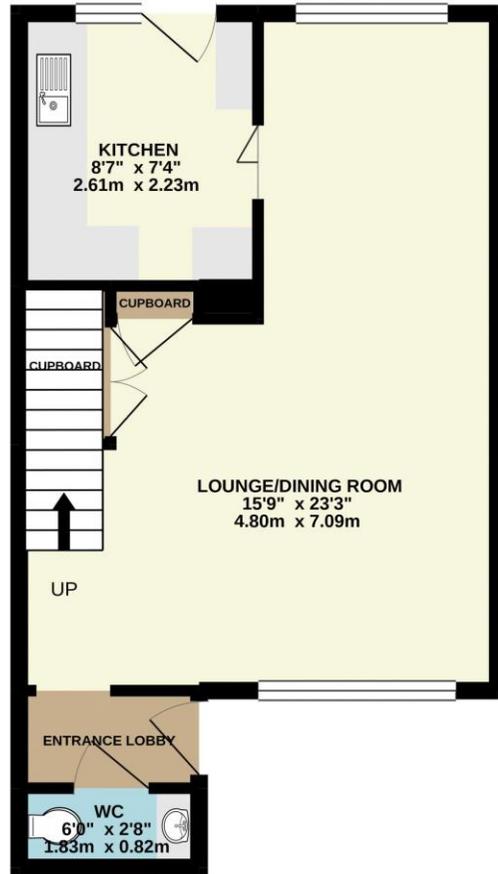
Porch: Entrance Hall: Cloakroom: Impressive 23'3x15'9 Through Lounge/Dining Room with stairs to first floor: Kitchen with space for appliances and access to patio and garden: 3 Bedrooms: Built in wardrobes: Shower Room (can be converted back to bath room): Gas Central Heating: 30' Garden with rear access to garage and side access: 17' Garage.

Location

Nicola Close is a cul de sac located off Haling Park Road being within reach of the comprehensive range of amenities in South Croydon together with bus services along both the Brighton and Pampisford Roads to East Croydon Station, Purley and beyond as well as Mainline Rail direct to London, Gatwick and Brighton, a choice of schools, churches, tennis and golf clubs.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

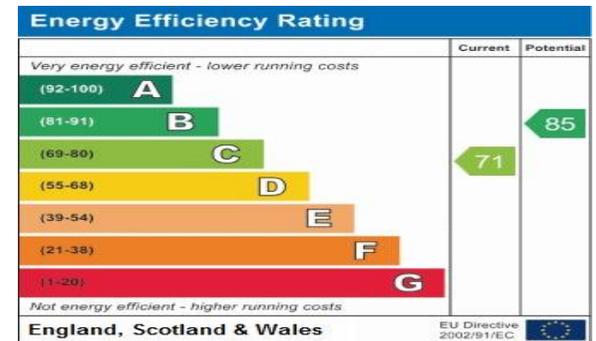


1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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