



46 Kersey Drive, South Croydon, Surrey, CR2 8SX

Pollard Machin
estate agents since 1885

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Surrey
CR2 8SX

Guide Price £825,000

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Description

No Onward Chain - Located on a tree lined residential road and backing the De Vere Selsdon Estate Golf Course & Woods is a well presented 5 bedroom, 3 reception room detached family residence features an impressive 24'6" lounge, spacious 16'2" fitted kitchen/breakfast room, 14'3" master bedroom with en-suite, 56' westerly aspect garden double garage and 49' driveway.

Accommodation

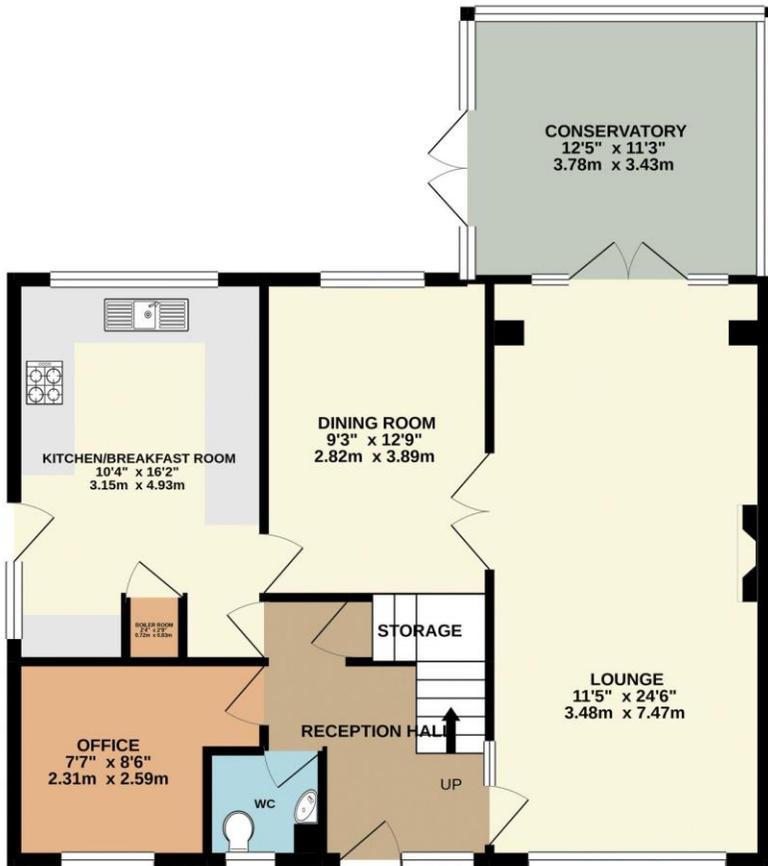
Entrance Porch: Entrance Hall: Cloakroom: Study: 24'6x11'5" Lounge with doors leading to 12'5" Conservatory and access to rear garden: 12'9" Dining Room: Impressive 16'2" Fitted Kitchen/Breakfast Room with built in oven, hob, extractor and space for appliances: 11'2" Galleried Landing: 5 Bedrooms featuring a 14'3x11'3" master bedroom with ensuite bathroom: Family Bathroom: Gas Warm Air Central Heating: Double Glazing: 56' Westerly Aspect Rear Garden backing De Vere Selsdon Estate Golf Course: 17'7x15'2" Electric Up and Over Double Garage: 49' Sweeping Driveway with ample parking.

Location

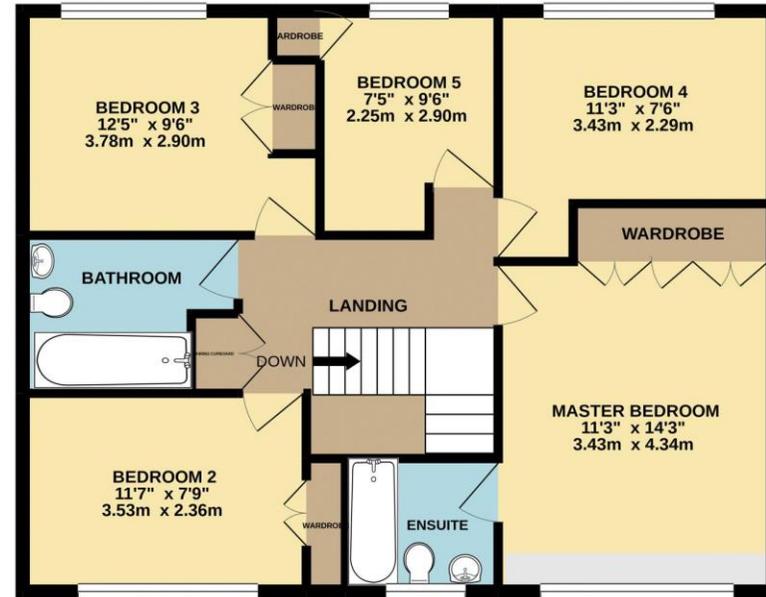
Kersey Drive is located off Old Farleigh Road forming part of Selsdon Ridge being within reach of Selsdon shopping centre which offers a comprehensive range of amenities including Sainsbury's. The 433 bus service travels along Old Farleigh Road giving access to South Croydon station. There is a choice 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.



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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