



**11 Bullfinch Road, Selsdon Vale, South Croydon, Surrey, CR2 8PU**

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11

Bullfinch Road  
South Croydon  
Surrey CR2 8PU

Offers in Excess of £450,000

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### Description

**\*\*No Onward Chain\*\***

This charming three bedroom semi-detached house is located in the popular Selsdon vale area and is offered with no onward chain, backing recreation grounds and with extensive views to the front. The property has potential to improve and extend subject to planning permission and consents. EPC Rating D. Council Tax Band D.

### Accommodation

The property briefly comprises: Enclosed entrance porch, 13'7 lounge with ornate fireplace and opening through to the dining room leading to kitchen. A rear extension provides an ideal family room with patio doors leading to the garden. Upstairs there are 3 bedrooms, the master with fitted wardrobes, family bathroom. An approximate 87' westerly facing garden with patio area and steps up to the lawn, backing recreation grounds. Attached single garage and ample own driveway. The property has recently benefitted from a replacement boiler.

### Location

Situated in the desirable residential location of the Selsdon Vale area off Old Farleigh Road 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.





**First Floor**

**Ground Floor**

**Bullfinch Road, South Croydon, CR2**  
**Approx. Gross Internal Area 960 sq. ft / 89.22 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](http://www.arnetmedia.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	

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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