



34 Queenhill Road, South Croydon, Surrey, CR2 8DQ

**Pollard Machin**

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Guide Price £495,000

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#### Description

Traditional three bedroom semi detached house situated on a popular residential road with potential to extend. Council tax band E. EPC rating D.

#### Accommodation

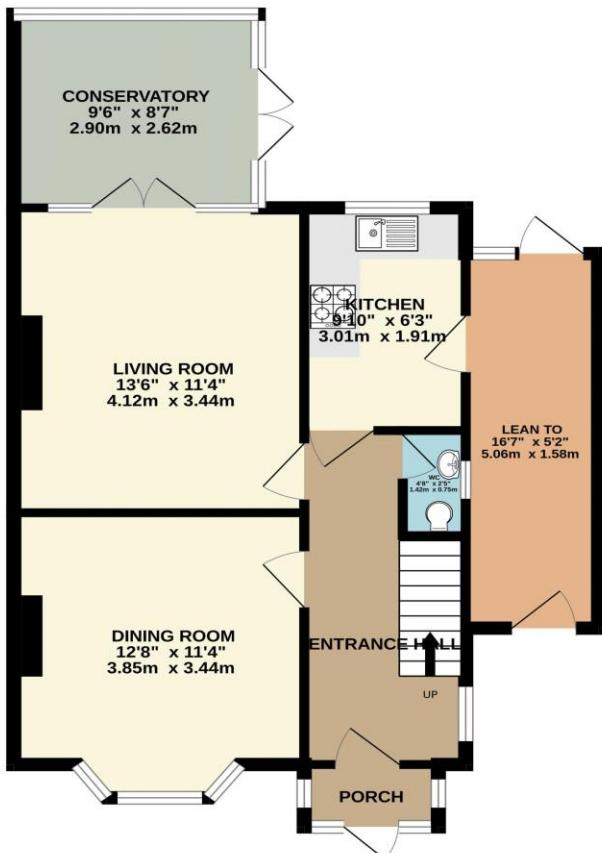
In need of refurbishment throughout is this attractive three bedroom semi detached house with a driveway. The accommodation downstairs comprises of a spacious hallway, two separate reception rooms, conservatory, kitchen, cloakroom and a lean to. Upstairs provides three good size bedrooms and a family bathroom. Outside the garden is mainly laid to lawn and extends 40ft approximately. Further benefits of this property include double glazing, gas central heating , an opportunity to create your own stamp along with potential for extension subject to the usual planning consents.

#### Location

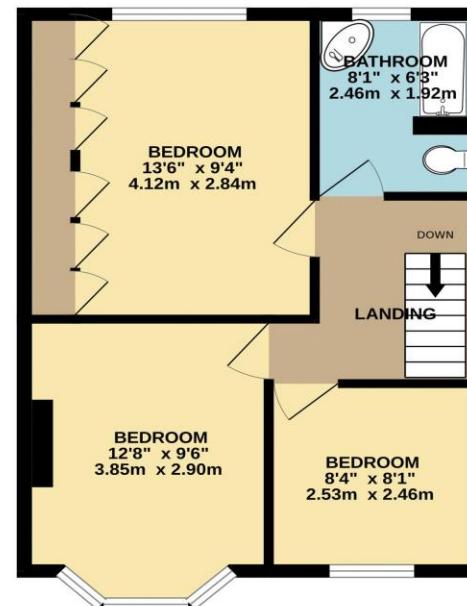
Queenhill Road is located off Upper Selsdon Road being within reach of the comprehensive range of amenities on Selsdon High Street including Sainsbury's together with a choice of schools and churches, Croham Hurst Golf Course, Littleheath Woods, Sanderstead Plantation and bus services into Croydon and Purley.



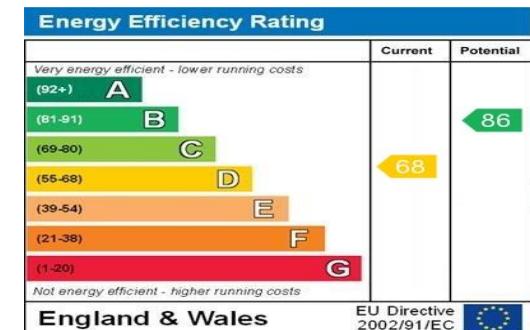
GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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.



**Viewings Strictly by Appointment Only**

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