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MARRIOTT VERNON  
ESTATE AGENTS



1A Pollards Wood Road, London, SW16 4PB  
Guide price £675,000



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\*\*\*Guide Price £675,000-£700,000\*\*\*

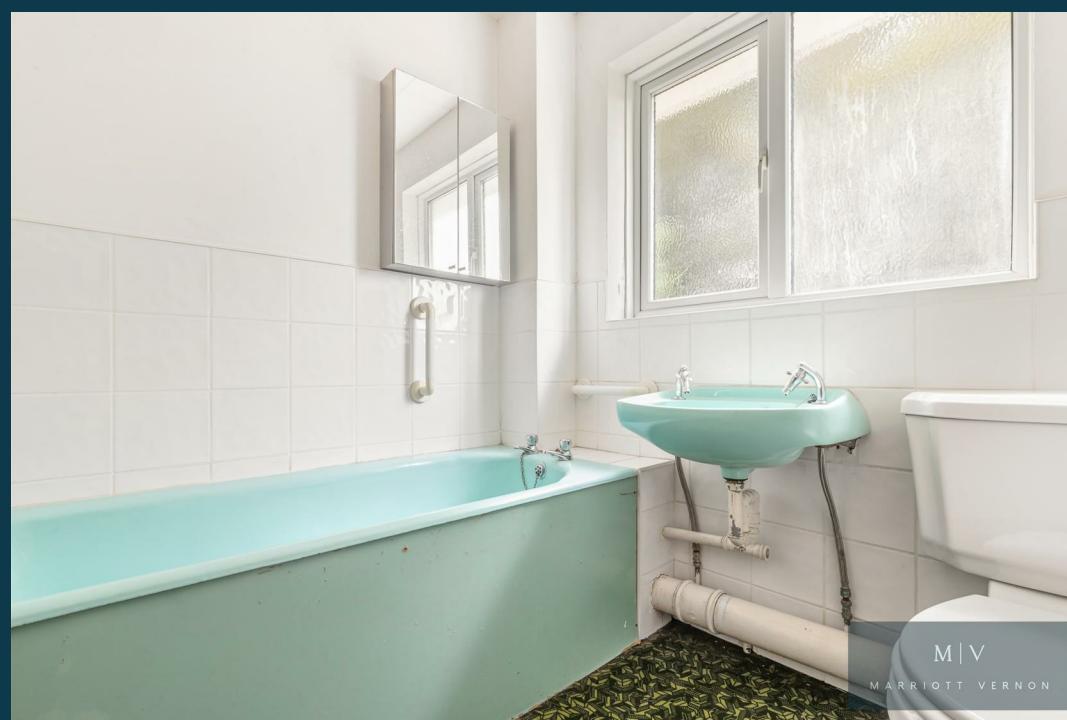
Marriott Vernon present to the market this spacious four bedroom detached family home with garage, off street parking and private garden, conveniently situated in a popular Pollards Hill location close to transport links and amenities. The property requires some modernisation but offers well proportioned accommodation - the perfect blend of comfort and convenience for modern family life - with two reception rooms, a well equipped newly fitted kitchen, and bath/shower rooms to both ground and first floors. Further features include gas central heating with new boiler, double glazing and no onward chain.

Accommodation comprises entrance hall with access to useful downstairs shower room, leading into two generous reception rooms - with direct access onto the garden from the rear room. The separate kitchen/breakfast room comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are four well sized bedrooms plus a family bathroom.

The property is conveniently located within easy access of local bus routes and amenities, with Norbury station close-by providing excellent connections into Central London. The area is well served by good local schools (both state and grammar) as well as the pleasant open spaces of Pollards Hill itself, just a short distance away. There are a variety of shops nearby, with Croydon town centre also within easy reach for a further wider array of shops, bars, restaurants and leisure facilities.

Viewings are highly recommended.







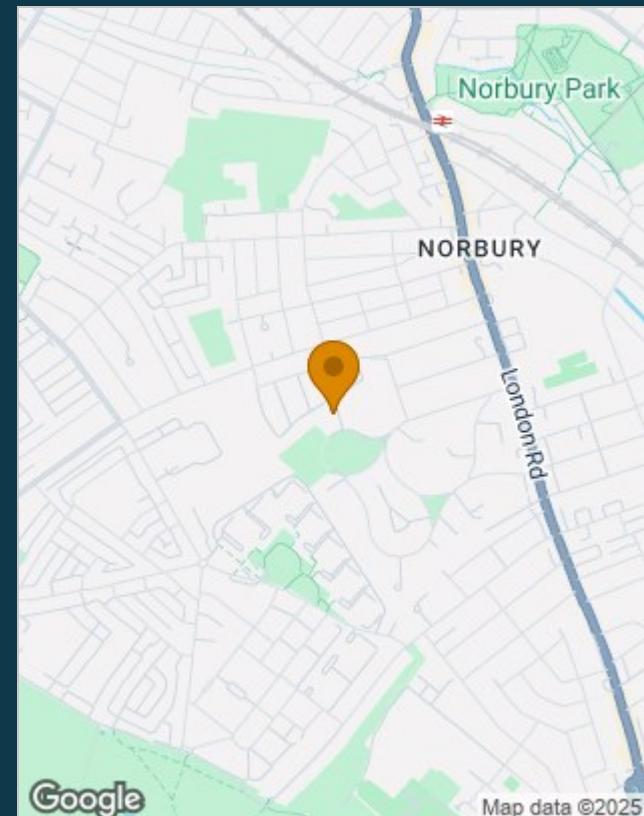
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## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	64
(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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.