

UNDER OFFER

£750,000 Freehold



## Lychgate, Pollards Crescent, London. SW16 4NX

- 6 Bedrooms
- 2 Reception Rooms
- Large Kitchen/Breakfast Room
- Bathroom
- Cloakroom
- Large Rear Garden
- Conservatory
- Garage
- Double Glazing
- No Onward Chain



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### PROPERTY DESCRIPTION

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Situated on the much favoured area of Pollards Hill overlooking parkland to the front and with fine views of Surrey to the rear, highly convenient for most local amenities including Norbury train station, bus routes, local shops, supermarket, doctors' surgery, library and well regarded schools. A rarely available 6 bedroom Edwardian semi detached family house with plenty of natural light, a large kitchen/breakfast room, big conservatory and a huge garage with a loft to the rear and has direct access on to a public highway, so has potential to be changed into living accommodation with planning. Highly recommended.



## ROOM DESCRIPTIONS

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### Large Terraced Front Garden

28' 0" x 24' 0" (8.53m x 7.32m)

Block paved with steps with handrail and flowerbeds either side with rose bushes, camellia, skimia, holly and ferns, rosemary, to block paved path to gated side access and double glazed french doors to:

### Large Double Glazed Storm Porch

Light, original tiled floor, glazed front door to:

### Large L-Shaped Entrance Hall

Frosted picture window, radiator, beamed ceiling, plate rail, cupboard housing consumer unit, phone point, power points, original stained hardwood floor, dog-leg stairs with original balustrade to first floor landing, original hardwood doors to:

### Lounge

15' 6" x 15' 0" (4.72m x 4.57m)

Double glazed stained glass casement windows into square bay, radiator, coal effect gas fire, plate rail, dado rail, power points, original slim board hardwood floor.

### Dining Room

15' 8" x 12' 11" (4.78m x 3.94m)

Stained glass picture windows and original french doors to sun room, gas fire, wall lights, ornate patterned ceiling with centre rose, wall lights, power points, original slim board hardwood flooring.

### Kitchen/Breakfast Room

17' 11" x 8' 11" (5.46m x 2.72m)

Two large double glazed casement windows to side, plenty of fitted wall and base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap and tiled splashback, oven, gas hob, concealed cooker hood, space for fridge/freezer, plumbing for washing machine, gas combination boiler, power points, vinyl flooring, glazed door to:

### Conservatory

22' 9" x 15' 1" (6.93m x 4.60m)

Mixture of double glazed and frosted double glazed casement windows for privacy, ceramic tiled floor, power points, double glazed french doors to patio and double glazed doors to side and door to:

### Cloakroom

Frosted casement window, half tiled walls, high flush wc.

### First Floor Landing

Picture rail, dado rail, large fitted cupboards, stairs with original

### Master Bedroom

15' 0" x 14' 11" (4.57m x 4.55m)

Double glazed stained glass casement windows into rounded bay with fine views over parkland, gas fire, cornice, wall lights, power points, original panel door to:

### Bedroom 5

12' 5" x 7' 1" (3.78m x 2.16m) 12' 5" x 7' 1" (3.78m x 2.16m)

Double glazed stained glass casement windows overlooking parkland, phone point, power points.

### Bedroom 2

12' 6" x 12' 0" (3.81m x 3.66m)

Double glazed casement windows with fine views over Croydon and rear garden, radiator, wall to wall and floor to ceiling fitted wardrobes with cupboards above, cornice, power points.

### Bedroom 6

9' 6" x 8' 9" (2.90m x 2.67m)

Double glazed casement window overlooking rear garden and with fine views over Croydon, radiator, power points.

### Bathroom

8' 4" x 5' 11" (2.54m x 1.80m)

Frosted double glazed casement window to side, radiator, three-quarter tiled walls, fitted mirror, suite comprising panel bath with shower above, pedestal wash hand basin, low flush wc.

### Second Floor Landing

Dado rail, deep storage cupboard into eaves, original panel doors to:

### Bedroom 3

19' 0" x 8' 10" (5.79m x 2.69m)

Part into eaves, double glazed casement window to side, double glazed dormer, deep fitted cupboard and fitted wardrobes.

### Bedroom 4

13' 1" x 8' 7" (3.99m x 2.62m)

Part into eaves, double glazed casement window to side, double glazed dormer, radiator, deep fitted cupboard, power point.

### Rear Garden

Approx. 100ft. Patio area, laid to lawn, flowerbeds, shrubs, door to:

### Large Double Height Garage

20' 7" x 16' 0" (6.27m x 4.88m) 20' 7" x 16' 0" (6.27m x 4.88m)

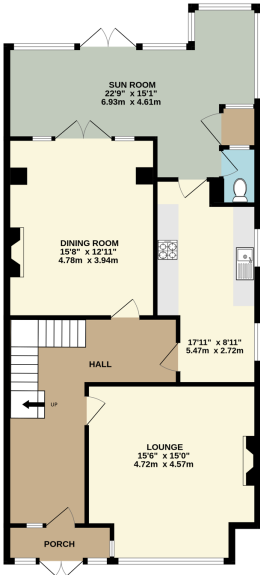
(With potential for annex subject to planning). Direct access to Briar Road via double doors. Power and light. Stairs to loft area.



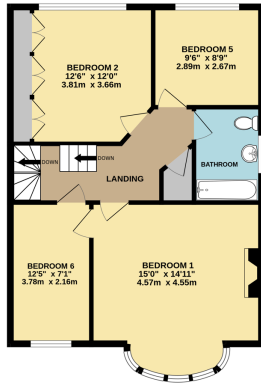
# FLOORPLAN & EPC



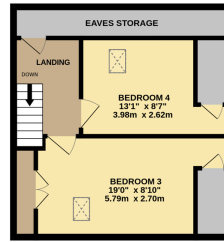
GROUND FLOOR  
989 sq ft. (91.9 sq.m.) approx.



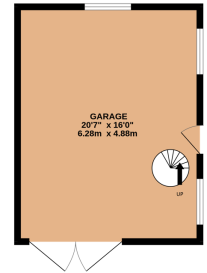
1ST FLOOR  
667 sq ft. (62.0 sq.m.) approx.



2ND FLOOR  
383 sq ft. (35.6 sq.m.) approx.

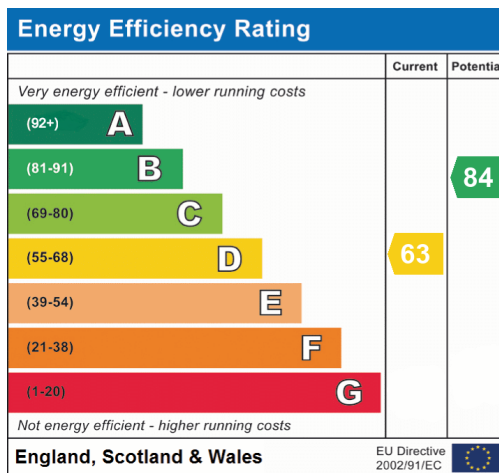


GROUND FLOOR REAR  
330 sq ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 2369 sq.ft. (220.1 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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