



A picturesque four bedroom family home, set within a large garden with off-street parking.

**Pollards Hill South, London, SW16**

Offers in excess of £1,000,000 Freehold





Amazing garden • Great room proportions • Nestled away in a quiet location • Flooded with natural light • Excellent local amenities close by

### Local Information

Pollards Hill South is close-by to the beautiful Pollards Hill Park and is just one mile from Norbury Station, which provides a regular service into the city.

London road which has multiple amenities from restaurants to pharmacies is only 0.5 miles from the property.

All within one mile of the property are four Ofsted outstanding rated schools. They cover all stages of school from nursery to high school.

### About this property

This fantastic four bedroom home set on one third of an acre plot, offers the perfect space for a family, with fantastic schools nearby.

Through the door you will find a large reception room with an abundance of natural light from the large bay window. Towards the rear of the property is another great sized reception room which links with the dining room space, both having views of the garden.

Through from the living room is the amazingly bright kitchen which has been finished to a high standard and also has access to the garden.

There is also a large utility which connects to the kitchen and could also be used as a boot room.

On the top floor you have the four bedrooms, three of which are doubles and the fourth could be used as a study. All have plenty of natural light with one bedroom also having an en suite. There is a well sized family bathroom with a shower over bath and double sinks.

The amazing 200ft south west facing garden offers a sanctuary from the city and is perfect for both outdoor dining and family games.

### Tenure

Freehold

### Local Authority

London Borough Of Croydon

### Council Tax

Band = F

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.  
Telephone: +44 (0) 20 8673 4111.







Pollards Hill South

Approximate Gross Internal Area = 1673 sq ft / 155.4 sq m  
(Excluding Void)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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