

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Pollards Hill East, London, SW16 4UU

Semi Detached House

Five Bedrooms

Private Rear Garden

Off Street Parking

No Onward Chain

£850,000 Freehold

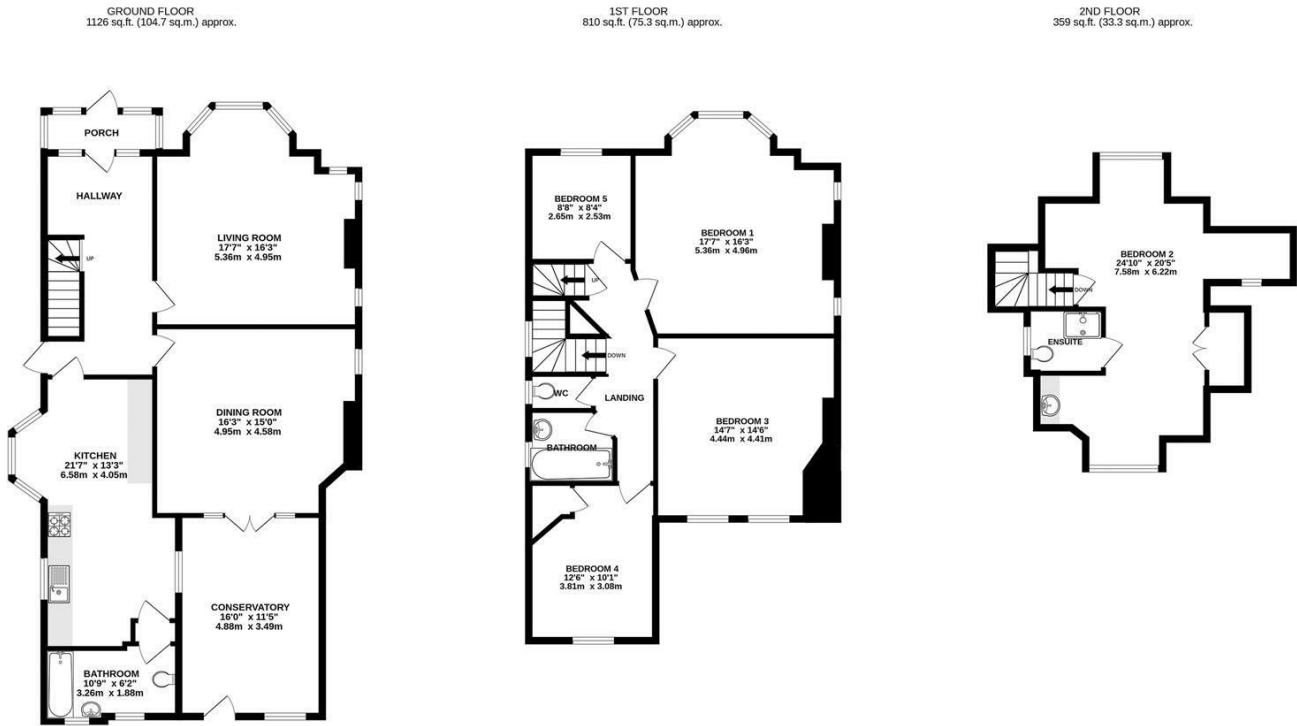
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic semi detached house located on the ever popular Pollards Hill East, comprising of entrance hall, two reception rooms, kitchen, two bathrooms, five bedrooms and an en-suite shower room. Other benefits include gas central heating, double glazed windows, off street parking and private rear garden with side access.

The property is also offered chain free and is located moments from London Road, which offers a good

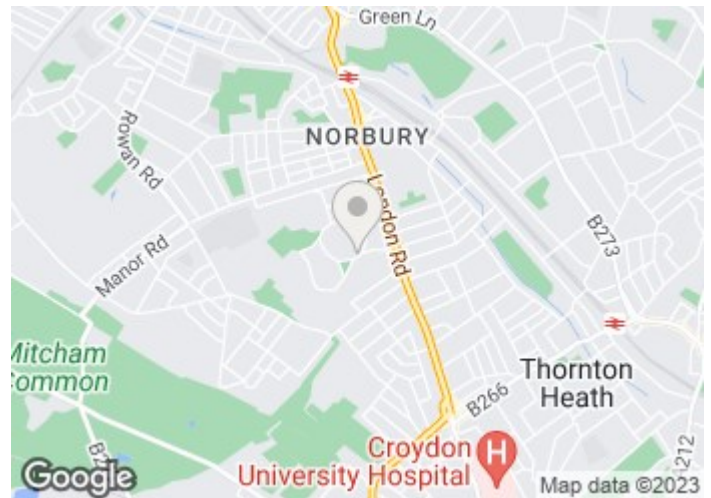


TOTAL FLOOR AREA : 2295 sq.ft. (213.2 sq.m.) approx.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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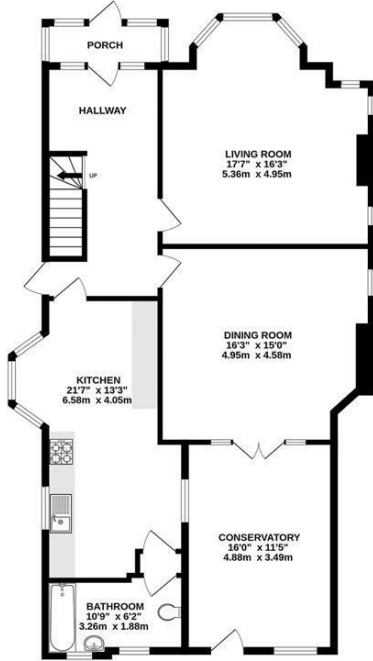
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

selection of shops and amenities.

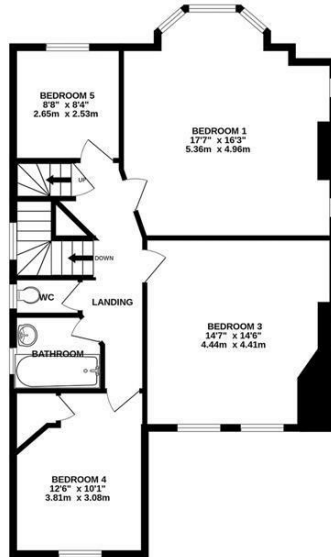
View Now to avoid disappointment

EPC RATING: E

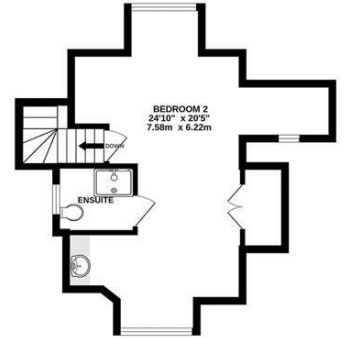
GROUND FLOOR
1126 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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