



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

Entrance Hall 8'1" x 8'9" (2.47 x 2.68)	Downstairs WC 5'5" x 6'2" (1.66 x 1.88)	Bedroom Two 10'10" x 12'0" (3.32 x 3.67)
Living Room 19'9" x 11'11" (6.04 x 3.64)	Garage 17'11" x 15'0" (5.48 x 4.59)	Bedroom Three 10'10" x 8'9" (3.31 x 2.69)
Dining Room 14'0" x 12'2" (4.27 x 3.71)	Landing	Bedroom Four 8'8" x 9'10" (2.65 x 3.00)
Kitchen 14'0" x 8'8" (4.28 x 2.66)	Bedroom One 14'0" x 11'11" (4.29 x 3.64)	Bathroom 5'6" x 7'3" (1.70 x 2.22)
Utility Room 5'4" x 8'7" (1.65 x 2.62)	Ensuite Bathroom 5'7" x 7'1" (1.71 x 2.18)	Garden

TAX BAND: G

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£650,000 Hollingsworth Road, Croydon, CR0 5RP



Guide price £650,000 - £675,000
Welcomed to the market this chain free attractive four-bedroom detached family home, peacefully positioned within a quiet no-through road.

This well-presented property offers two bright and spacious reception rooms, ideal for both entertaining and everyday family living. The generous kitchen features ample workspace and room for a breakfast table, complemented by a separate utility room and additional storage space.

Upstairs, the main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are well-proportioned and served by a family bathroom.

Externally, the property enjoys a lovely terrace overlooking a well-maintained private garden — perfect for outdoor dining and relaxation. A private driveway and large garage provide excellent parking and storage.

Hollingsworth Road is located just off Ballards Way, approximately a 10-minute walk from Coombe Lane tram stop. The property is also within minutes of the highly regarded Royal Russell School, as well as the beautiful open spaces of Coombe Woods and Bramley Bank Nature Reserve. Coombe Lane tram offers convenient access to East Croydon Station, making this an ideal home for commuters travelling into London.

- Attractive four-bedroom detached family home
- Peacefully positioned on a quiet no-through road
- Two bright and spacious reception rooms
- Large kitchen
- Separate utility room
- Ample storage throughout
- Main bedroom with en-suite shower room
- Private terrace and well-maintained garden
- Driveway and large garage
- Close to excellent schools, tram links and open green spaces

