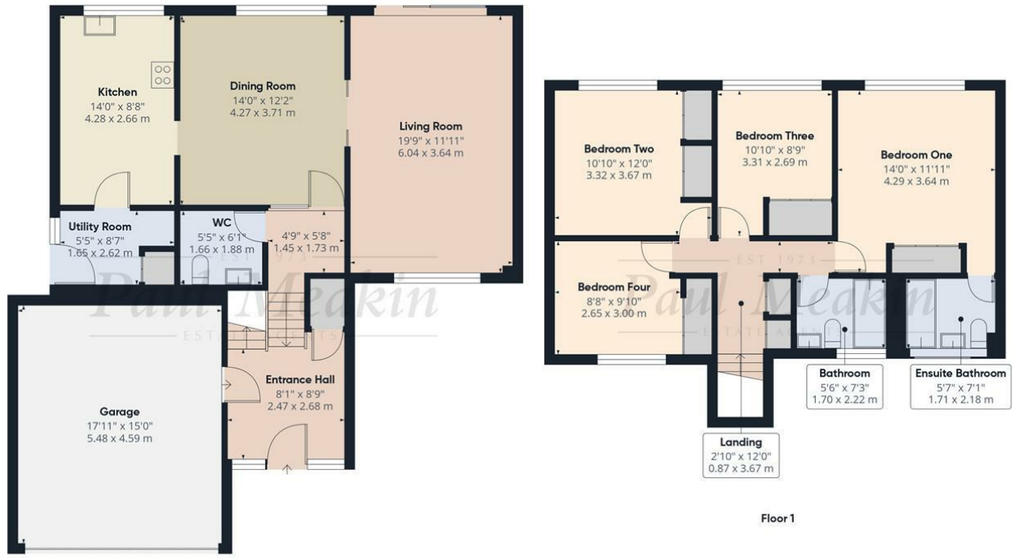
EST 1973
Paul Meakin
ESTATE AGENTS



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

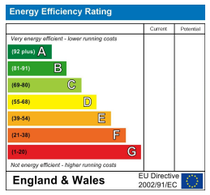
Guide price £650,000 - £675,000
Welcomed to the market this chain free attractive four-bedroom detached family home, peacefully positioned within a quiet no-through road.

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.



Entrance Hall
8'1" x 8'9" (2.47 x 2.68)

Living Room
19'9" x 11'11" (6.04 x 3.64)

Dining Room
14'0" x 12'2" (4.27 x 3.71)

Kitchen
14'0" x 8'8" (4.28 x 2.66)

Utility Room
5'4" x 8'7" (1.65 x 2.62)

Downstairs WC
5'5" x 6'2" (1.66 x 1.88)

Garage
17'11" x 15'0" (5.48 x 4.59)

Landing

Bedroom One
14'0" x 11'11" (4.29 x 3.64)

Ensuite Bathroom
5'7" x 715'2" (1.71 x 218)

Bedroom Two
10'10" x 12'0" (3.32 x 3.67)

Bedroom Three
10'10" x 8'9" (3.31 x 2.69)

Bedroom Four
8'8" x 9'10" (2.65 x 3.00)

Bathroom
5'6" x 7'3" (1.70 x 2.22)

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 are 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

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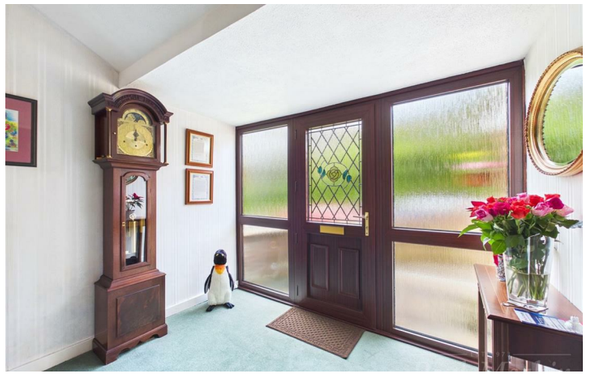
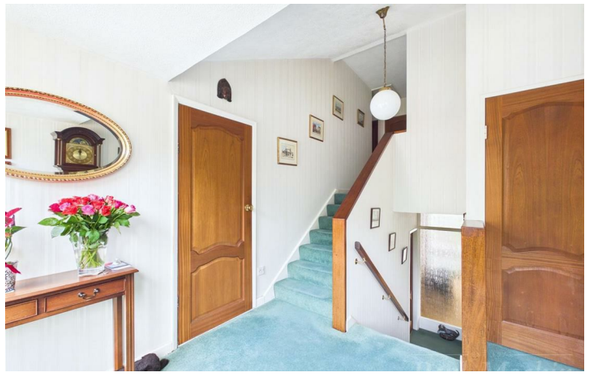
- Attractive four-bedroom detached family home
- Peacefully positioned on a quiet no-through road
- Two bright and spacious reception rooms
- Large kitchen
- Separate utility room
- Ample storage throughout
- Main bedroom with en-suite shower room
- Private terrace and well-maintained garden
- Driveway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





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