



58 Farnborough Crescent, South Croydon, Surrey, CR2 8HA

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Offers in Excess of £650,000

### Description

No Onward Chain. An extended and spacious five bedroom semi detached house occupying a wide plot with a self contained annexe and conveniently located for Gravel Hill Tramstop. Council Tax Band E .EPC Rating C.

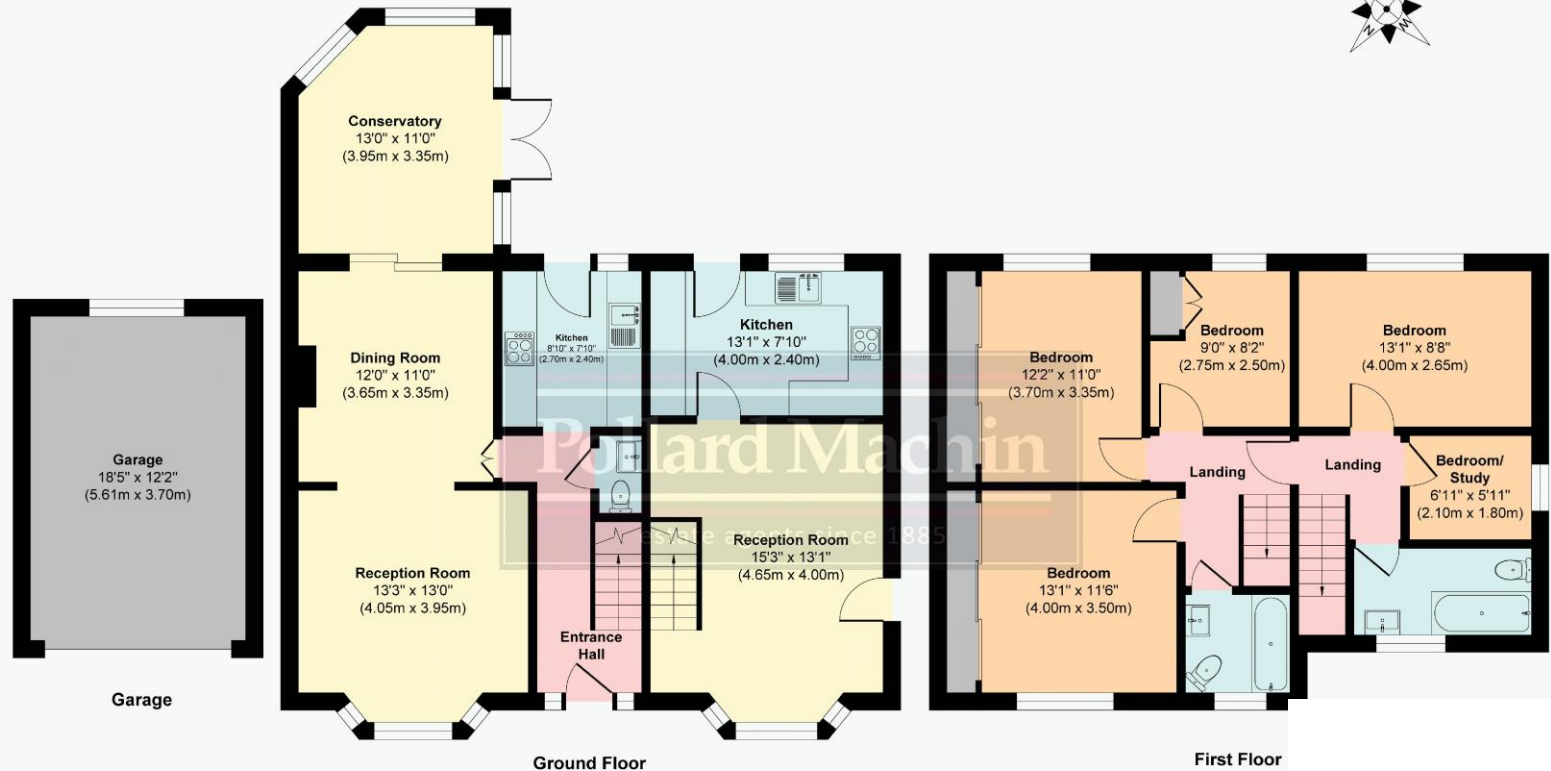
### Accommodation

The accommodation briefly comprises an impressive 25' through lounge/dining room room, conservatory with solid ceiling and pitched roof (not glass), and kitchen as well as downstairs cloakroom. Upstairs in the main house there are three double bedrooms, the main bedroom has air conditioning, along with the family bathroom, from the landing there is a door leading to the annexe which consists of two further bedrooms, bathroom and stairs leading down to the lounge and kitchen. There is also a separate access into this annexe from the side of the property. The garden is approximately 55'x34' and mainly laid to lawn, own substantial in and out driveway to the front and a detached garage. The property could be converted back into one home or continued to be used with separate annexe ideal for family or relatives.

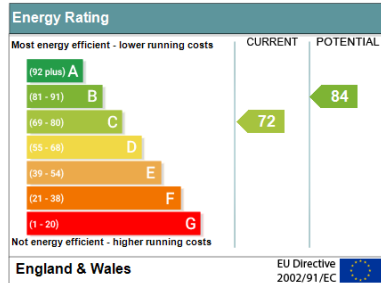
### Location

Gravel Hill Tram Stop is a short walk away and provides fantastic connections one being East Croydon Train Station with quick links into London Bridge and Victoria. Selsdon High Street is nearby and provides an array of local amenities. Supermarkets include Sainsburys, Aldi and Iceland. There are Good OFSTED rated schools and several Independent schools nearby.





Address: 58 Farnborough Crescent, SOUTH CROYDON, CR2 8HA  
 RRN: 1334-5023-7400-0976-0292



**Farnborough Crescent, South Croydon, CR2**  
**Approx. Gross Internal Area 1528sq ft / 142sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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