



5 Rocklands Drive, South Croydon, Surrey, CR2 0FE

**Pollard Machin**  
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Rocklands Drive  
South Croydon  
Surrey CR2 0FE

Guide Price £686,000

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### Description

\*\*NO CHAIN\*\*

A spacious four bedroom semi detached town house built in 2011 boasting an impressive 1643 square feet internally spread over three floors and conveniently located in a sought after gated development within close proximity to local schools and a mix of train stations and local bus services. EPC Rating C. Council Tax Band F.

### Accommodation

The property comprises;

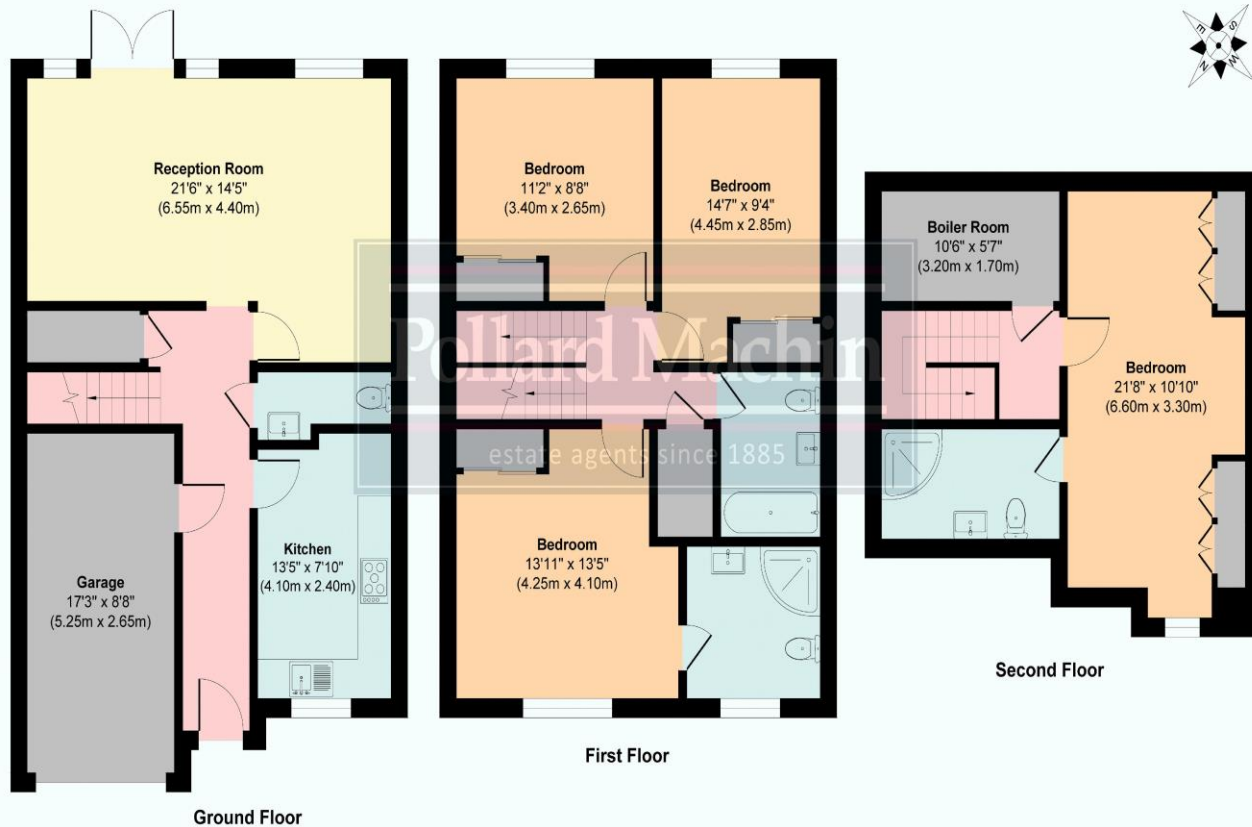
Spacious entrance hall with downstairs W/C, reception room with access to garden, modern fitted kitchen/breakfast room with integral appliances. The first floor features three large double bedrooms, modern family bathroom and main bedroom with en suite shower room, second floor with fourth bedroom and further en suite shower room.

The rear garden mainly laid to lawn offers a private entertaining space with covered decked patio. The front provides driveway parking for one car in addition to the good sized garage.

### Location

Rocklands Drive is located off Carlton Road being within reach of local shops in Elmfield Way, a selection of reputable schools in both the private and state sector, churches, Sanderstead station, South Croydon Station and bus services into Croydon and Sanderstead together with a choice of tennis, golf and cricket clubs.





**Rocklands Drive, South Croydon, CR2**  
**Approx. Gross Internal Area 1643 sq. ft / 152.66 sq. meters (Excluding Garage)**  
 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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