



76 Hyde Road, Sanderstead, Surrey, CR2 9NQ

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76

Hyde Road
Sanderstead
Surrey CR2 9NQ

Offers in Excess of £550,000

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Description

Situated in an elevated position is this three bedroom semi detached house immaculately presented with a garage and scope to extend subject to planning, located on a popular residential road. Ideally located for local schools including Riddlesdown Collegiate. EPC Rating D. Council Tax Band E.

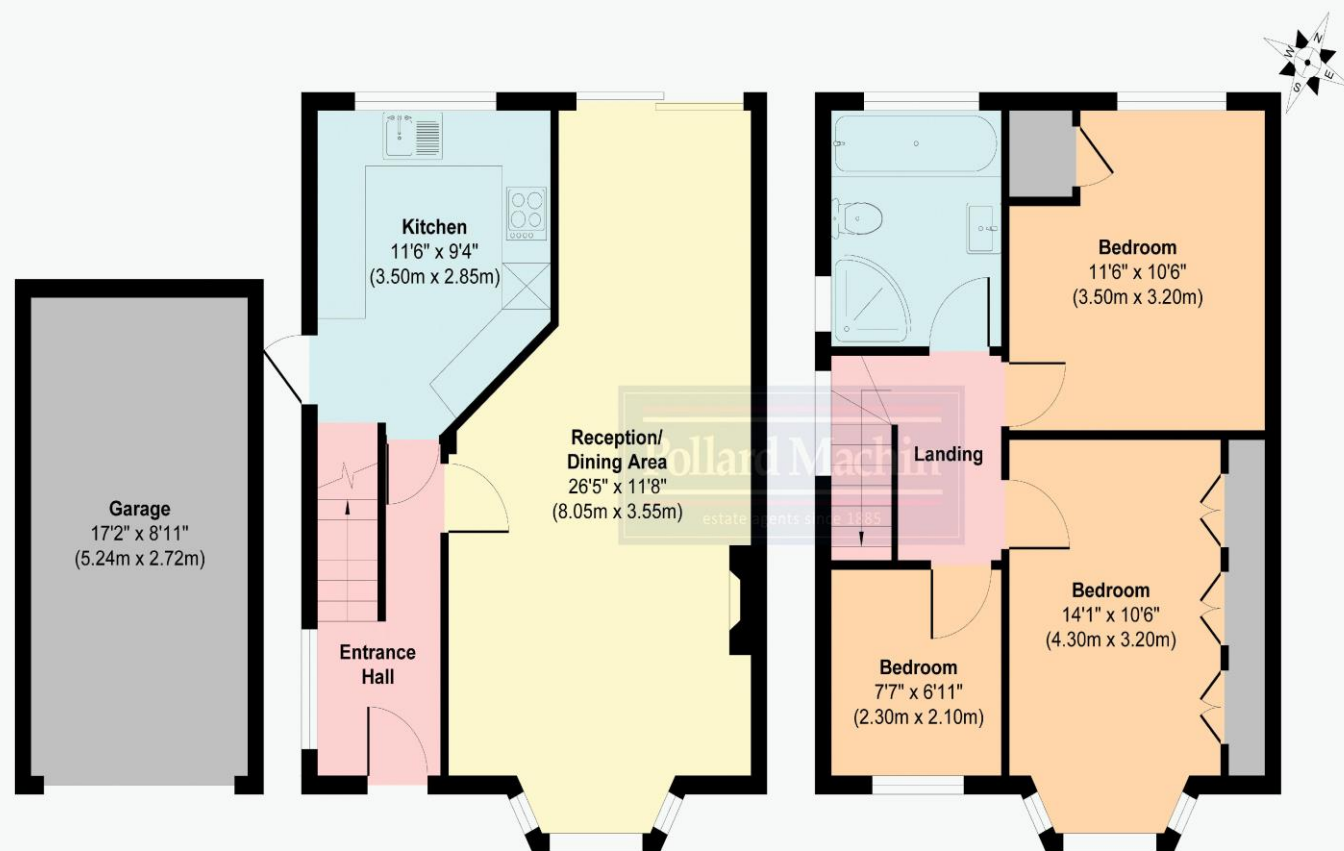
Accommodation

This lovely three bedroom family home has been well maintained and ready for the next family to enjoy. The accommodation downstairs comprises a good size open plan living/dining area and separate kitchen with access to outside. Upstairs there are three bedrooms and a remodelled four piece family bathroom. The rear garden features a large patio area while the remainder is laid to lawn with shrub and plant borders. The front of the property provides a garage for off street parking.

Location

Hyde Road is located off Rectory Park being within reach of Riddlesdown station and a local parade of shops. Nearby there is Sanderstead Village with both Gresham and Atwood schools, a choice of tennis, golf and cricket clubs, churches, Riddlesdown Common and Riddlesdown Collegiate. There is also a bus service to Purley, Croydon and Selsdon.





Hyde Road, South Croydon CR2

Approx. Gross Internal Area 871 sq. ft / 80.94 sq. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 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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