



**10 Winchelsey Rise, South Croydon, Surrey, CR2 7BN**

**Pollard Machin**

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# Winchelsey Rise South Croydon Surrey CR2 7BN

£1,250,000

## Pollard Machin

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Substantial 5-Bedroom Detached Home | Prime South Croydon Location | Expansive Mature Garden | Generous In & Out Driveway | Over 2,070 Sq Ft EPC Rating TBC. Council Tax Band G.

Located on the sought-after Winchelsey Rise, South Croydon (CR2), this impressive five-bedroom detached family home offers substantial living space, a beautifully mature rear garden, and driveway parking for multiple vehicles.

Offering approximately 2,077 sq ft (193 sq m) of internal space, the property is arranged over two floors with the addition of a charming mezzanine level, providing flexible and spacious accommodation ideal for growing families or those working from home.

**Ground Floor Highlights:** Welcoming entrance hall leading to a spacious reception room and elegant dining room. Bright and well-appointed kitchen with adjacent utility room. Large lounge perfect for relaxing and entertaining. Stunning conservatory overlooking the garden, ideal for year-round enjoyment. Convenient cloakroom/WC. Integral garage with internal access.

**First Floor Accommodation:** Five bedrooms, including a generous principal bedroom with feature curved staircase leading to a private mezzanine retreat. Two modern bathrooms, including an en suite bath/shower room and a separate family bathroom. Ample storage space and a bright landing area enhancing natural light.

### External Features:

Beautifully landscaped rear garden, ideal for entertaining, play, or peaceful relaxation. Private in & out driveway offering off-street parking for several vehicles. Additional potential for future extension (STPP) Situated within a quiet, tree-lined residential area, this home is within easy reach of local schools, green spaces, and excellent transport links into Central London and surrounding areas.

A rare opportunity to acquire a home of this scale and versatility in a prime South Croydon location – early viewing is highly recommended.





**Winchelsey Rise, South Croydon, CR2**

**Approx. Gross Internal Area 2077sq ft / 193sq 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 shown.

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**Viewings Strictly by Appointment Only**

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