



280 Addington Road, Selsdon, Surrey, CR2 8LF

**Pollard Machin**

estate agents since 1885



280  
Addington Road  
Selsdon  
Surrey CR2 8LF

Offers in Excess of £800,000

Pollard Machin

estate agents since 1885

A Spacious Five Bedroom Detached Family Home With Carriage Driveway and Garage – Addington Road, Selsdon, CR2.

Pollard Machin are delighted to present this substantial five-bedroom detached family home, conveniently located in Addington Road. The property offers generous and flexible living space of approximately 1,862 sq. ft. perfect for families seeking versatile accommodation and excellent transport links. EPC Rating E. Council Tax Band F.

**Ground Floor:** A welcoming porch leads into a spacious reception hallway. The heart of the home is the impressive 29 ft reception room, ideal for entertaining and family living, with access to the conservatory and garden beyond. The modern fitted kitchen is well-proportioned, offering plenty of storage and workspace. The addition of a ground floor bedroom and shower room provides flexibility, whether for guests, a home office, or playroom.

**First Floor:** Upstairs offers four good sized bedrooms, including a 14'9 x 13'9 master bedroom and a further double bedroom with ensuite shower room and a walk on balcony, two further bedrooms and a family bathroom complete the family home.

**Outside:** The property is set back from Addington Road with the convenience of a carriage driveway, offering excellent kerb appeal and ample parking. A detached garage provides further storage or parking options.

**Location:** Situated in South Croydon, this home benefits from excellent local schools, green spaces, and a range of shops and amenities nearby. Convenient transport links provide easy access into Croydon, London, and surrounding areas. This is a rare opportunity to secure a substantial detached family home in a sought-after location – early viewing is highly recommended.





**Addington Road, South Croydon, CR2**  
**Approx. Gross Internal Area 1,862 sq. ft / 173.01 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](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	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**

**Pollard Machin Estate Agents**  
**45 Limpsfield Road**  
**Sanderstead**  
**Surrey**  
**CR2 9LA**  
**Tel: 020 8657 4466**

**Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)**  
**Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)**

**Selling exclusive homes throughout Surrey**

**Pollard Machin**

estate agents since 1885

