



50 Inglis Road, Croydon, Surrey, CR0 6QU

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50 Inglis Road  
Croydon  
Surrey CR0 6QU

Offers Over £525,000

A well-presented three bedroom period house arranged over two floors with potential to extend subject to planning, ideally located close to transport links, schools and local shops/amenities. EPC Rating D. Council Tax Band D.

This attractive home retains a wealth of period character, complemented by well-proportioned accommodation and a practical layout suited to modern living.

The ground floor comprises a welcoming entrance hall leading through to a bright and spacious reception room featuring a charming bay window, followed by a separate dining room ideal for entertaining. To the rear is a fitted kitchen with access to a useful utility room, providing additional storage and workspace.

Upstairs, the first floor offers three bedrooms, including two generous double rooms and a further single bedroom, all served by a well-appointed four piece family bathroom. The layout is practical and well balanced, making the property suitable for families, professionals, or those looking to upsize.

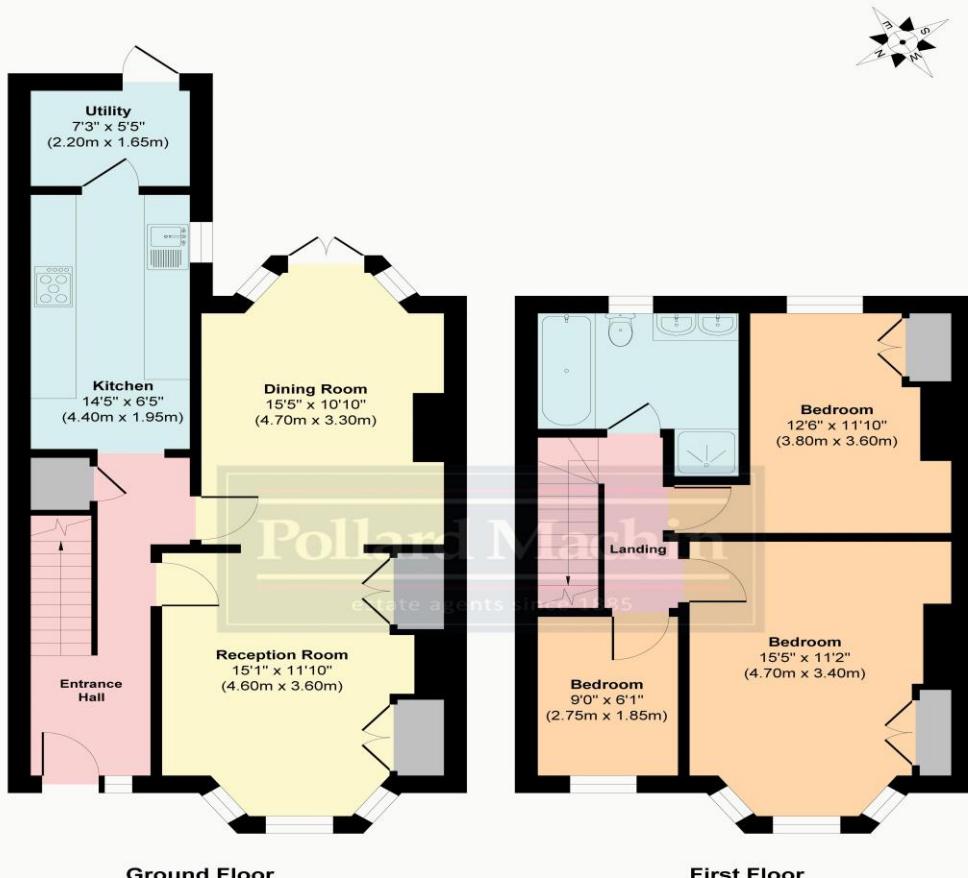
The rear garden offers low maintenance with a patio area ideal for entertaining, while the remainder is laid to lawn.

Further benefits include period features throughout, good room sizes, and a well-maintained presentation.

Early viewing is highly recommended.

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**Approx. Gross Internal Area 1066 sq. ft / 99.03 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 shown.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	65 D	
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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