



34 Beechwood Road, South Croydon, Surrey, CR2 0AA

Pollard Machin
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Offers in Excess of £825,000

Description

An attractive and well-presented Edwardian style five bedroom semi-detached family home boasting 2758 square feet of versatile accommodation over three floors internally. Situated on sought after Beechwood Road within easy access to Sanderstead station providing fast services to London. EPC Rating D. Council Tax Band F.

Accommodation

The property comprises downstairs of; Entrance hall, living room with bay window seating and wood burner, dining room, premium deVOL kitchen with centre island and range cooker, breakfast area with bi-fold doors, utility room with access to cellar and downstairs shower room. First floor consists of; spacious landing, large bedroom with bay window and shower room, three further double bedrooms, family bathroom and separate WC. The master suite sits on the second floor enjoying beautiful views and comes complete with luxurious en suite four piece bathroom and vast eaves storage. The garden offers a large patio area ideal for entertaining, elevated tiered lawn areas with a feature seating area to the rear. There is also a garage for storage purposes accesses via a shared driveway to the side of the property.

Location

Beechwood Road is located off Sanderstead Road being within reach of local shops in Elmfield Way, a selection of reputable schools in both the private and state sector, churches, together with a footpath leading to Sanderstead station, bus services into Croydon and Sanderstead. There is also a choice of tennis, golf and cricket clubs nearby.





Beechwood Road, South Croydon, CR2
 Gross Internal Area 2758sq ft / 256sq 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, mis-statement or use of data shown.
 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	60 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

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

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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