



16A Haling Park Road, South Croydon, Surrey, CR2 6NE

Pollard Machin

estate agents since 1885

16A
Haling Park Road
South Croydon
Surrey CR2 6NE

Monthly Rental Of £3,000

Pollard Machin

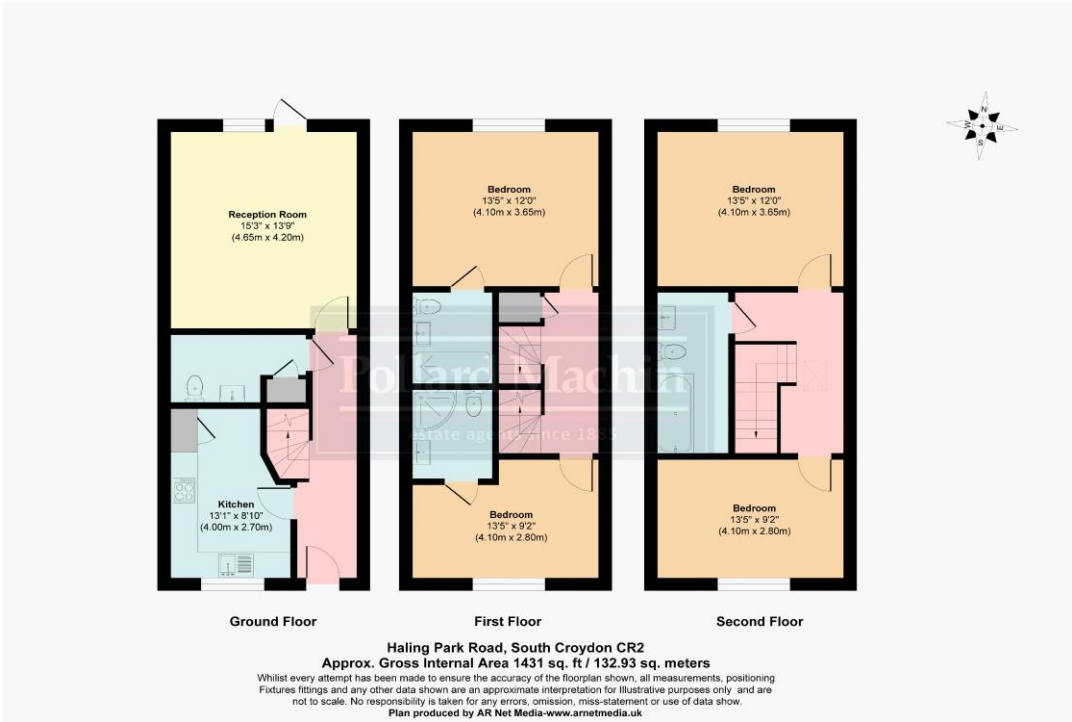
estate agents since 1885

* PLEASE NOTE THE PHOTOS ARE TAKEN IN THE SHOW HOME AND THE PROPERTY WILL BE LET UNFURNISHED - PLEASE CALL FOR FURTHER INFORMATION*

A stunning, newly built four-bedroom terraced set across three floors, finished to an exceptional standard and located on the sought-after Haling Park Road in South Croydon. A perfect blend of modern living, comfort, and convenience, this brand-new four-bedroom house on Haling Park Road features are as follows: Four spacious bedrooms Three contemporary bathrooms, including 2 En-suits Bright open-plan kitchen, dining and living area with bi-fold doors opening onto a private rear garden Modern fitted kitchen with integrated appliances Private driveway for one car plus EV charging point Arranged over three floors, offering excellent space and flexible living Brand new throughout Energy efficient design with modern insulation, double glazing, and efficient heating systems Location Haling Park Road is on a residential street in South Croydon, known for its excellent transport links. South Croydon Station –with regular services to London Bridge and Victoria Purley Oaks and Sanderstead stations also nearby Excellent road connections via A23, A235, and A232 for access to Croydon, Purley, and Central London Local bus routes serving East Croydon, Purley, and surrounding areas Close to South End and Brighton Road, home to a wide range of restaurants, cafés, and local shops Close to Sainsbury's Local, Tesco Express, and other daily conveniences Croydon town centre and Boxpark Croydon are a short drive or bus ride away for extensive shopping, dining, and entertainment options Excellent local schools, including Harris Primary Academy Haling Park, Regina Coeli, and Whitgift School Several parks and green spaces nearby, including Haling Grove and Lloyd Park EPC Rating: B. Croydon Council Tax Band: F. Deposit: £3,690.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Agents 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

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885