



Hyde Road, South Croydon, Surrey, CR2 9NR

Pollard Machin

estate agents since 1885

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Monthly Rental Of £2,700

A beautiful **4-bedroom semi-detached house**, presented over three floors, is available for rent in the desirable CR2 9NR area. This property offers generous accommodation, flexible living space and excellent potential for family life or for professionals seeking extra room for a home office.

Key features include: **Four bedrooms:** one of which benefits from built-in wardrobes, **Three bathrooms:** providing convenience across the floors, **Kitchen:** fitted with a washing machine, dishwasher, large fridge freezer and ample storage space, **Separate office / study room:** perfect for remote working or a quiet workspace, **Large rear garden:** includes a patio area, **Driveway:** space for one vehicle off-street, plus abundant on-street parking, **Small garage / storage area:** further secure storage. The property is well laid out and offers excellent flexibility.

Location & Local Amenities - Situated in the Sanderstead / South Croydon sector of CR2, Hyde Road lies off **Rectory Park**, providing easy access to local transport links.

Transport & Connectivity - **Riddlesdown Station** is the closest rail link, offering services into central London and surrounding areas. Other nearby stations: **Kenley, Purley Oaks, Sanderstead** and **Purley** are within easy reach.

Schools & Education - **Gresham Primary School** is the closest primary school. Other nearby options: Atwood Primary, Harris Primary Academy Kenley, Ridgeway among others. For secondary education, the highly regarded **Riddlesdown College** is close by.

Shops, Leisure & Services - **Sanderstead Village** lies close by, offering shops, cafés and a Waitrose. More extensive retail and leisure options are available in **Croydon town centre** (Centrale / Whitgift complexes) just a short drive or public transport away.

Recreation & Green Space - The area benefits from access to **Riddlesdown Common** and various local parks, offering pleasant walks and open green space just moments away. Croydon itself offers, cinemas, restaurants and a variety of leisure options.

EPC Rating - D. Croydon Council Tax Band - E. Deposit: £3115.

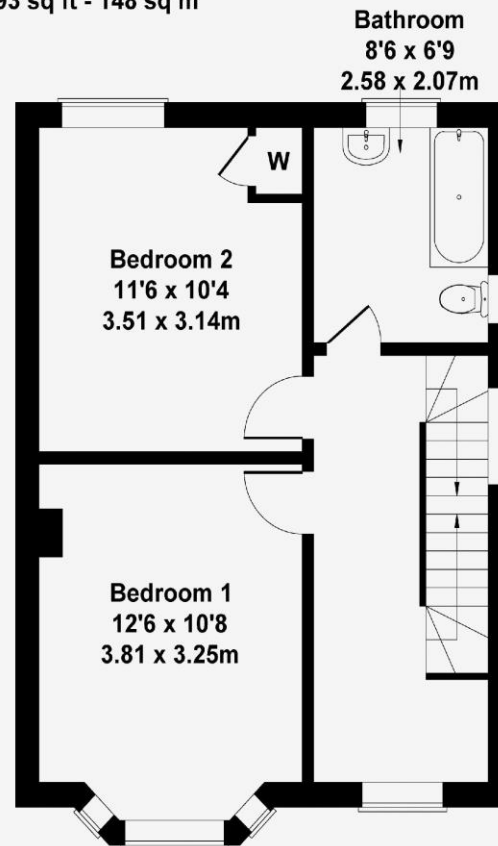


Hyde Road

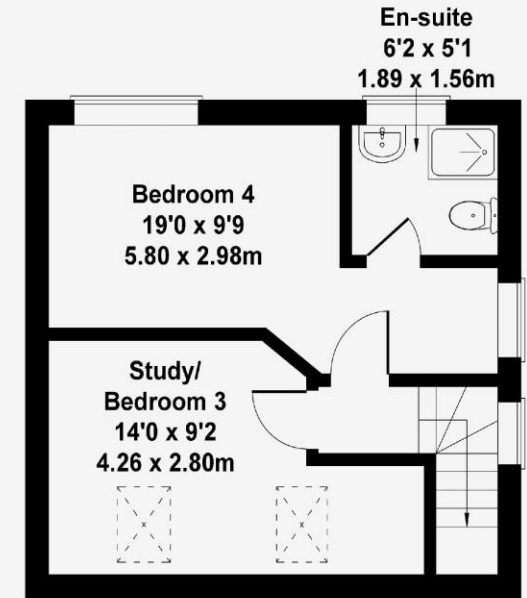
Approximate Gross Internal Area
1593 sq ft - 148 sq m



GROUND FLOOR



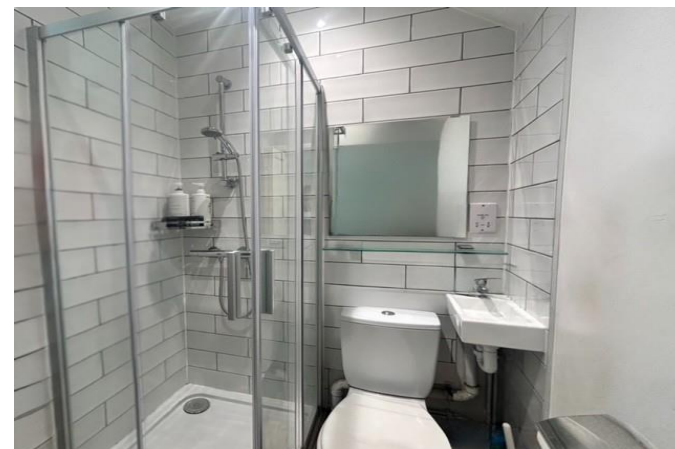
FIRST FLOOR



THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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

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