



86 Byres Road, South Croydon, Surrey, CR2 0PR

Pollard Machin

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86 Bynes Road
South Croydon
CR2 0PR

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Asking price: £485,000

A spacious Freehold terraced house, currently arranged as a two-Bedroom upper flat and a one bedroom ground floor flat, both modernised to a high standard with private gardens.

This highly versatile freehold property remains under one freehold title currently with the present configuration offering an excellent opportunity for an owner-occupier to live in the larger two-bedroom accommodation whilst renting the one-bedroom lower accommodation, subject to any necessary consents and licensing requirements.

The property could also suit multi-generational living or buyers seeking flexibility for the future. The lower accommodation comprises a reception room, modern kitchen, double bedroom, bathroom and access to the garden.

The upper home provides a generous reception/dining room, contemporary fitted kitchen, two bedrooms and a further bathroom. The principal bedroom is particularly impressive at approximately 20' x 11'10", while the second bedroom also makes an ideal home office space.

Purley Oaks Primary School is located on Bynes Road itself, while Sanderstead station is approximately 0.3 miles away, with Purley Oaks and South Croydon stations also within easy reach. Local shops, cafés and restaurants can be found around Sanderstead Road and Station Parade, with the wider amenities of South Croydon and Purley readily accessible. Please note: the property is currently arranged as two separate living units but remains one property under a single freehold title. Any purchaser should make their own enquiries regarding planning, licensing and other necessary consents.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Bynes Rd, South Croydon CR2
Approx. Gross Internal Area 1309sq ft / 121.6sq 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

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.

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