



Ridge Langley, South Croydon, Surrey, CR2 0AQ

**Pollard Machin**  
estate agents since 1885

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South Croydon  
Surrey  
CR2 0AQ

Monthly Rental Of £1,800

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A beautifully presented three-bedroom terraced home, recently redecorated throughout, offering bright and spacious accommodation. The property features a generous living room, alongside a well-appointed kitchen with ample storage and workspace. The home further benefits from gas central heating and the added convenience of a downstairs WC. Upstairs comprises three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, as well as the added convenience of a garage.

**Location:** Situated within the sought-after Ridge Langley development, this property enjoys a quiet residential setting with a strong community feel. The area is well served by a range of well-regarded schools, Excellent transport links are nearby, with Sanderstead, Purley Oaks and South Croydon stations all within easy reach, providing convenient connections into Central London. Local amenities are easily accessible, with Selsdon High Street offering a variety of shops, supermarkets, cafés and everyday conveniences.

**EPC Rating:** C

**Croydon Council Tax Band:** E

**Deposit:** £2076



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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**

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