



13 High Beech, South Croydon, Surrey, CR2 7QB

**Pollard Machin**

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13  
High Beech  
South Croydon  
Surrey CR2 7QB

Guide Price £1,100,000

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### Description

A unique architecturally designed detached 4/5 bedroom family home built in 1970's with an RIBA award winning rear extension boasting 2,990 square feet internally. The property is set on a corner plot with a double detached garage with studio above. Conveniently located on a cul de sac off Croham Manor Road adjacent to Croham Hurst woods. EPC Rating C. Council Tax Band G.

### Accommodation

The property comprises; Porch, entrance hall, 24'3" reception room, downstairs bedroom with en suite shower and separate WC, lounge with vaulted ceiling and separate study, dining room, kitchen/breakfast room and utility room. Upstairs features a master suite with dressing area and en suite bathroom, three further bedrooms, dressing room and family bathroom, additionally there is the RIBA award winning extension currently used as an office with floor to ceiling windows and sky light. The mature gardens with views to the South West offer areas of lawn with shrub and tree borders with a patio area ideal for entertaining. There is ample parking to the front for several cars in addition to the detached garage with studio above.

### Location

High Beech is a cul de sac located off Croham Manor Road adjacent to Croham Hurst woods being within reach of a choice of schools in both the private (Whitgift) and state sectors, tennis, cricket and golf clubs, churches and bus services into Croydon which offer a comprehensive range of amenities together with Sanderstead and South Croydon stations with a direct train service to London.



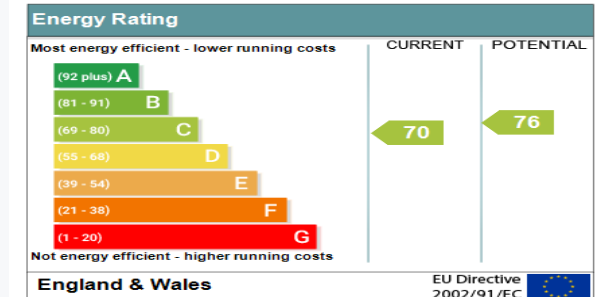


**High Beech, South Croydon, CR2**  
**Approx. Gross Internal Area 2,990 sq. ft / 277.82 sq. meters**

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 show.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

Address: 13 High Beech, SOUTH CROYDON, CR2 7QB  
 RRN: 0310-2720-4550-2625-7061



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**

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