



55 Waldronhyrst, South Croydon, Surrey, CR2 6NZ

Pollard Machin

estate agents since 1885

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Asking Price: OIEO £475,000

Situated in a sought-after residential location in South Croydon, this well-proportioned three/four-bedroom end of terrace townhouse is arranged over three floors and offers flexible living space ideal for modern family life. EPC Rating C. Council Tax Band E.

The ground floor comprises an integral garage with electric/auto roller door, a useful study/bedroom, utility area and a convenient cloakroom. The property also benefits from a private driveway providing off-street parking for two cars.

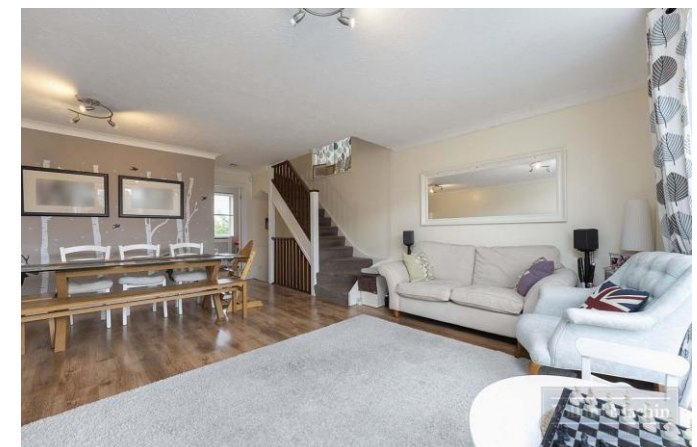
On the first floor, there is a spacious reception room with an attractive bay window, creating a bright and inviting living space, along with a separate fitted kitchen offering ample worktop and storage space.

The second floor hosts three bedrooms, including two generous doubles and a well-sized single, all served by a family bathroom.

Externally, the property features a level, low-maintenance rear garden with decking and pergola, perfect for relaxing or entertaining, along with an additional sloped garden and decking area beyond offering further outdoor potential. The garden also features two good size sheds and side access.

Waldronhyrst is ideally positioned for access to South Croydon, East Croydon and Waddon, offering a range of local shops, restaurants, cafés and amenities. For commuters, South Croydon and East Croydon stations provide regular services into London Bridge and London Victoria, making this an attractive option for those needing easy access into Central London. The area is also well regarded for its selection of state, grammar and independent schools and benefits from nearby open green spaces including Croham Hurst Woods and Selsdon Wood, ideal for walking and outdoor activities.

Early viewing is highly recommended.





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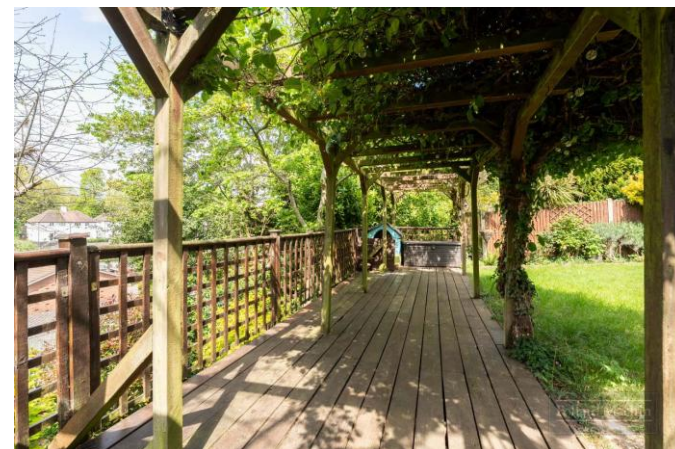
Approx. Gross Internal Area 1270 sq. ft / 117.98 sq. meters

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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