



Hillside Road | | Croydon | CR0 4DA

£2,100 Per Calendar Month

BOND & SHERWILL
EST. 1908

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Located on a tree-lined road this three-bedroom, semi-detached property is perfect for anyone who wants a good-size rear garden and a driveway with off-street parking.

The interior includes two reception rooms, a modern kitchen, shower room, separate W.C, three good-size bedrooms, double-glazing and gas central heating.

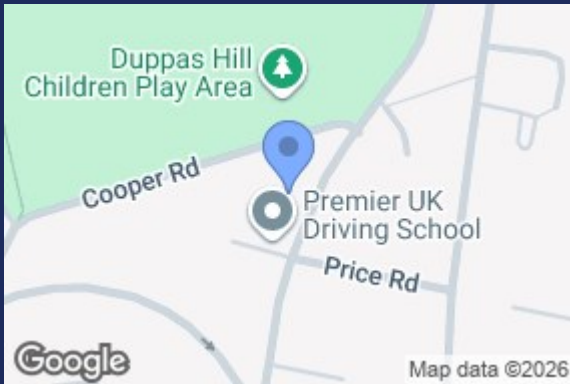
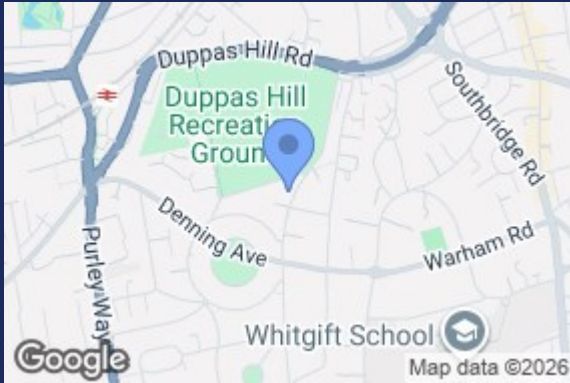
The garage is not included.

Waddon Railway Station provides swift and easy access to West Croydon, London Bridge, London Victoria, Epsom and Sutton, while West Croydon can be used to change to the Windrush Line. The A23 can be used to access both Central London and the national motorway network.

Shopping, restaurants, bars, gyms and amenities are widely available across Central Croydon and South Croydon. Both Duppas Hill Park and Purley Way Playing Fields are popular local green spaces, while popular local schools include Harris Primary Academy and Coombe Wood Secondary School.

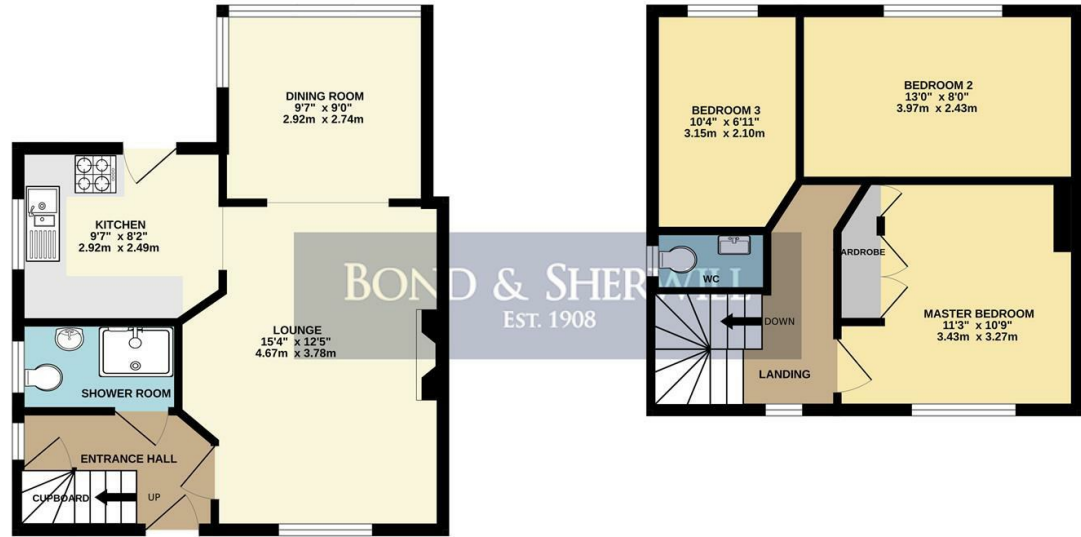






GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bond & Sherwill
134 Brighton Road
Coulston
Surrey
CR5 2ND
020 8660 0189
lettings@bondandsherwill.co.uk