



Cranleigh Close, South Croydon, Surrey, CR2 9LH

Pollard Machin

estate agents since 1885

Cranleigh Close
South Croydon
Surrey CR2 9LH

Pollard Machin

estate agents since 1885

Monthly Rental Of £1,650

We are delighted to present this spacious and well-maintained two-bedroom flat, ideally situated in the sought-after Sanderstead area. The property offers two generous bedrooms. The bright and spacious living room provides ample space for both relaxing and entertaining. The well-appointed kitchen benefits from a range of fitted storage units and includes a fridge freezer, offering plenty of cupboard and worktop space for everyday living. The bathroom comprises a full-sized bathtub with an overhead shower attachment while the WC is conveniently located in a separate room. A useful storage cupboard on the landing provides additional space for household essentials.

Situated in the desirable Sanderstead area, Cranleigh Close offers excellent convenience with a range of local amenities just a short walk away. Residents can enjoy nearby shops, cafés and supermarkets, including Waitrose as well as everyday essentials located along the Sanderstead shopping parade. The property also benefits from excellent bus connections to Croydon, Purley, Selsdon and Warlingham while Sanderstead and Purley Oaks railway stations are within easy reach providing direct services into London Victoria and London Bridge. Green open spaces including Sanderstead Recreation Ground and nearby woodland walks, are also close by, making this an ideal location for both commuters and families.

EPC Rating: D

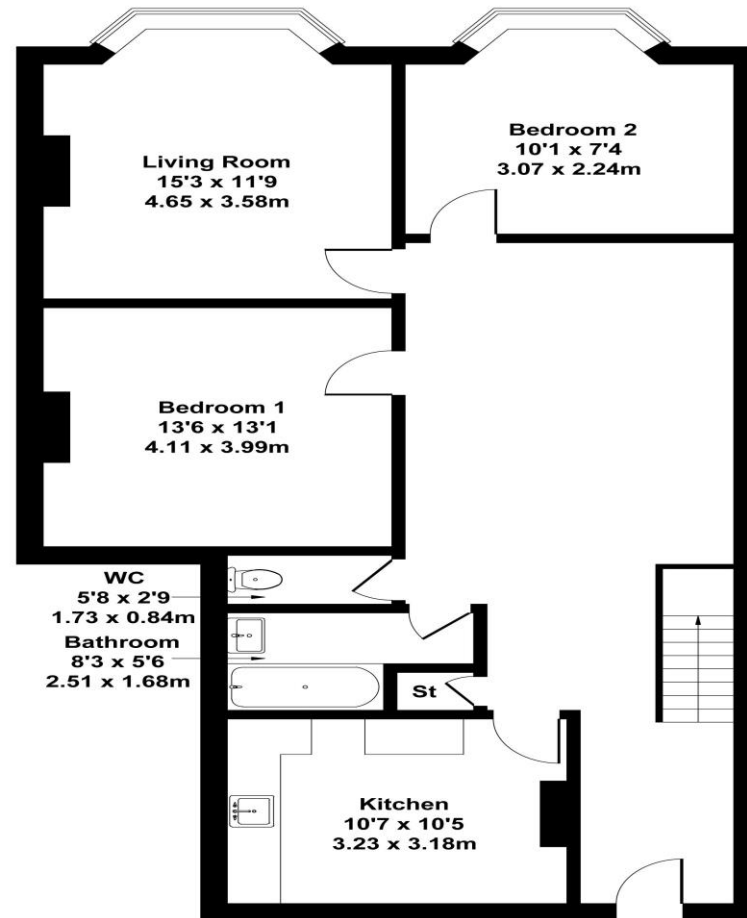
Croydon Council Tax Band: C

Security Deposit: £1900



Cranleigh Close CR2 9LH

Approximate Gross Internal Area
1114 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Viewings Strictly by Appointment Only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
 Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885