



72 Hyde Road, Sanderstead, Surrey, CR2 9NQ

Pollard Machin

estate agents since 1885

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Offers in Excess of £750,000

Description

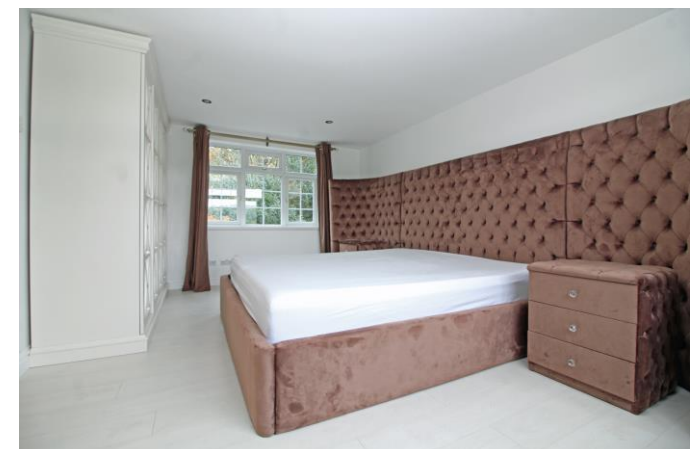
A stunning 4 bedroom detached house located on a popular residential road being within close proximity to Sanderstead High Street and Riddlesdown Station. The property offers 2 reception rooms, beautifully appointed kitchen & bathroom, 110' rear garden, 2 garages and impressive 21'6 lounge.

Accommodation

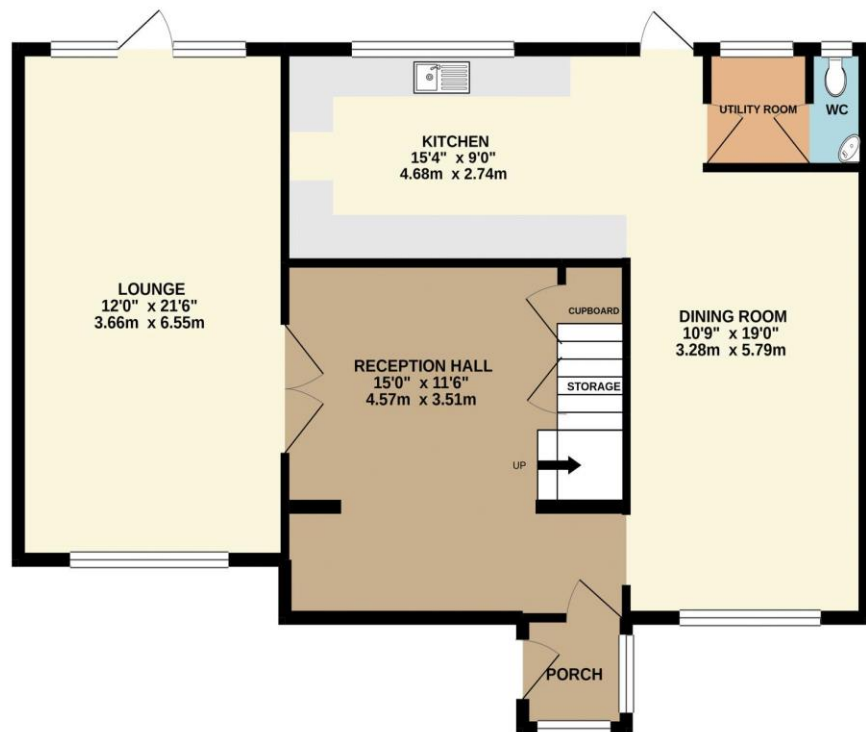
Porch: Spacious 15'x11'6 Reception Hall with storage cupboard: Impressive 21'6 Double Aspect Lounge with patio door leading to garden: 19'x10'9 Dining Room opening into a stunning Fitted Kitchen with quartz worktops, fitted dishwasher, space for appliances and access to rear garden: Utility Room: Cloakroom: Landing: 4 Good Sized Bedrooms with the master being 15'2 double aspect with incredible views on Riddlesdown Common: Beautifully Appointed Family Bathroom with walk in shower and bidet: 110' Tiered Rear Garden with 2 outbuildings and side access: Underfloor Heating to the downstairs: 2 Garages: Gas Central Heating: Double Glazing.

Location

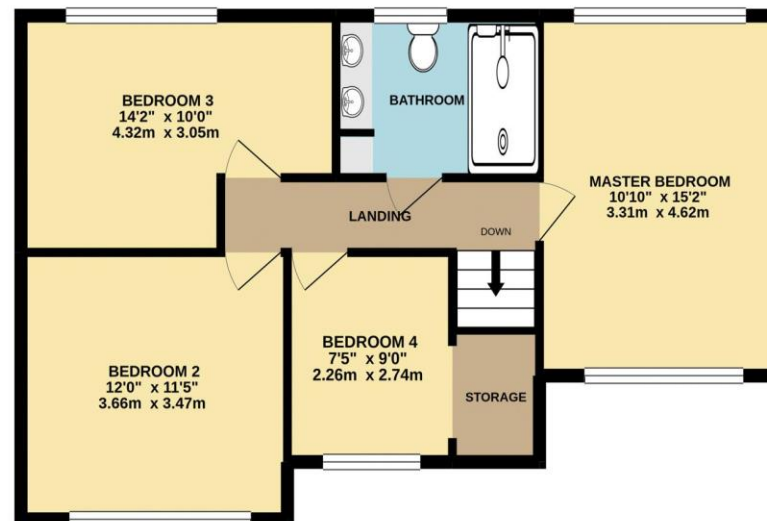
Hyde Road is located off Rectory Park being within reach of Riddlesdown station and local parade of shops, Sanderstead Village with both Gresham and Atwood schools, a choice of tennis, golf and cricket clubs, churches, Riddlesdown Common and Collegiate and bus services to Purley, Croydon and Selsdon.



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

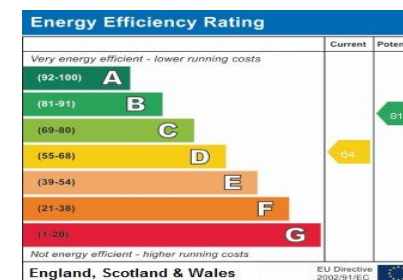


1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.

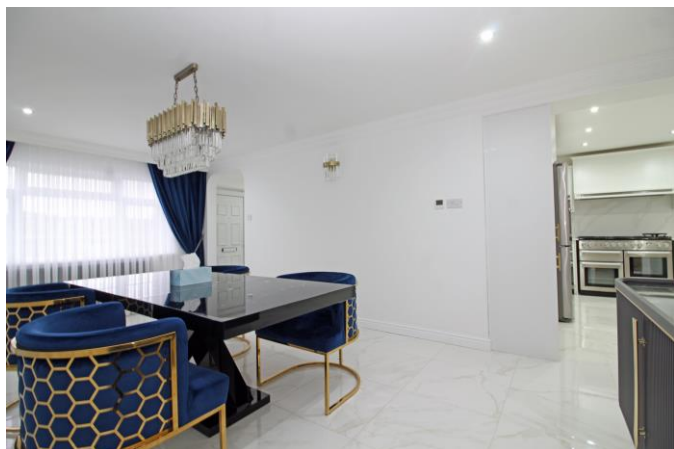
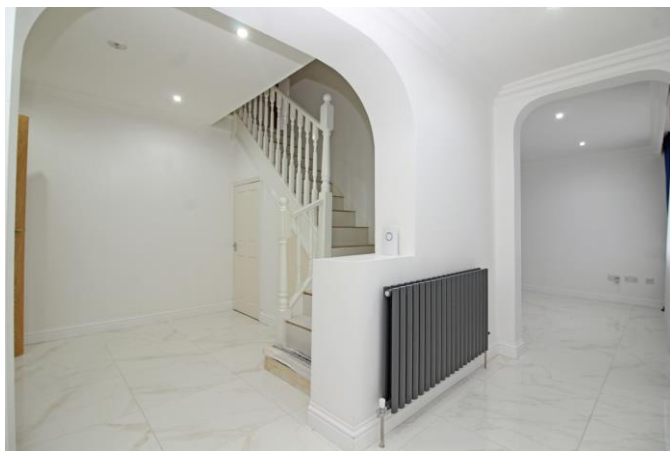


TOTAL FLOOR AREA : 1541 sq.ft. (143.2 sq.m.) approx.

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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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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