



74 Hyde Road, Sanderstead, Surrey, CR2 9NQ

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Sanderstead
Surrey CR2 9NQ

Offers in Excess of £700,000

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Stunning Elevated 4-Bedroom Extended Semi-Detached Home with Garage & Views Towards Riddlesdown – Hyde Road, Sanderstead. EPC Rating C. Council Tax Band E.

Set in an enviable elevated position of Hyde Road, this impressive four-bedroom semi-detached family home has been thoughtfully extended and beautifully maintained, offering stylish and versatile living space over three floors, together with far-reaching views towards Riddlesdown.

Ground Floor- Step inside to a welcoming entrance hall leading to a bright bay-fronted living room, perfect for relaxing evenings. A versatile study provides the ideal home office or playroom, while to the rear the heart of the home unfolds – a superb open-plan kitchen/dining room with modern fitted units, generous work surfaces and space for family dining and entertaining. From here, bi-fold doors open directly onto the rear garden. A utility room and cloakroom add further practicality.

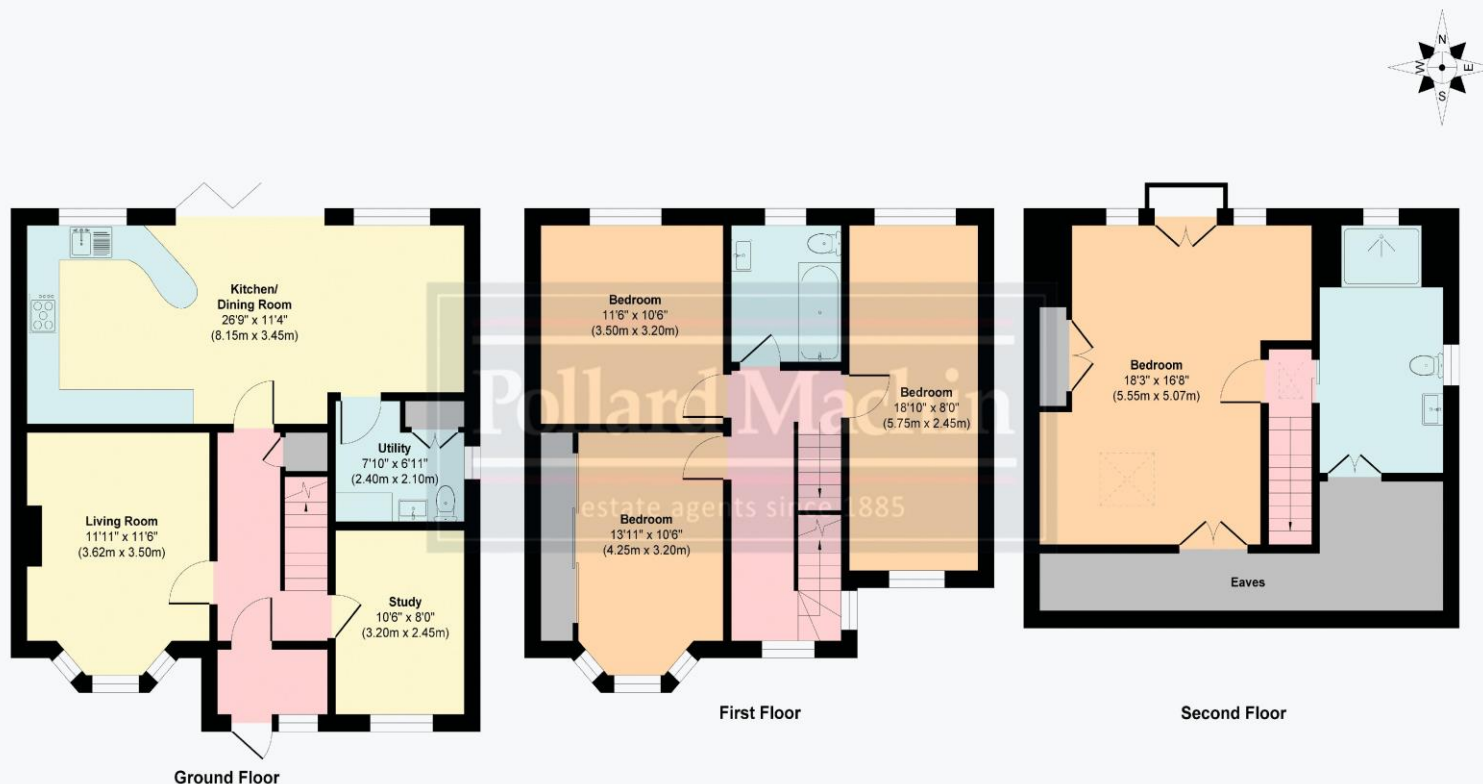
First Floor- The first floor offers three excellent bedrooms, including a large double with garden views, a further generous dual-aspect bedroom, and a stylish family bathroom.

Second Floor- The top floor has been cleverly extended to create a striking principal suite, complete with a spacious double bedroom, fitted storage and a modern en-suite shower room. From here you can enjoy elevated views from the Juliet balcony.

Outside- The home is approached via an elevated frontage, enhancing both privacy and kerb appeal. To the rear, a private garden offers the perfect setting for family enjoyment or summer entertaining. A garage is located at street level to the front of the property.

Location-Hyde Road is a highly desirable residential address, well placed for Riddlesdown and Purley stations offering fast connections into London. The area is also renowned for its outstanding schools, local amenities, and green spaces – with Riddlesdown Common just a short stroll away for weekend walks and outdoor activities.



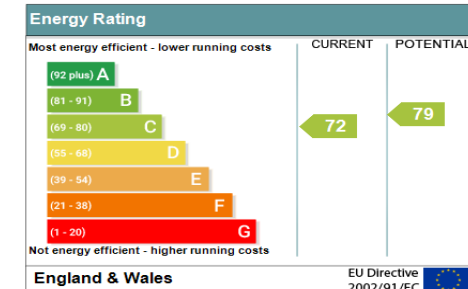


Hyde Rd, South Croydon CR2
Approx. Gross Internal Area 1679sq ft / 156sq meters

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

Address: 74 Hyde Road, SOUTH CROYDON, CR2 9NQ
 RRN: 1400-0116-0722-4528-3853



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.



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