



155 Farley Road, South Croydon, Surrey, CR2 7NN

**Pollard Machin**  
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Farley Road  
South Croydon  
Surrey CR2 7NN

Guide Price £650,000

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### Description

Introducing an exceptional three bedroom semi detached house located in a popular location with off street parking for several cars.

### Accommodation

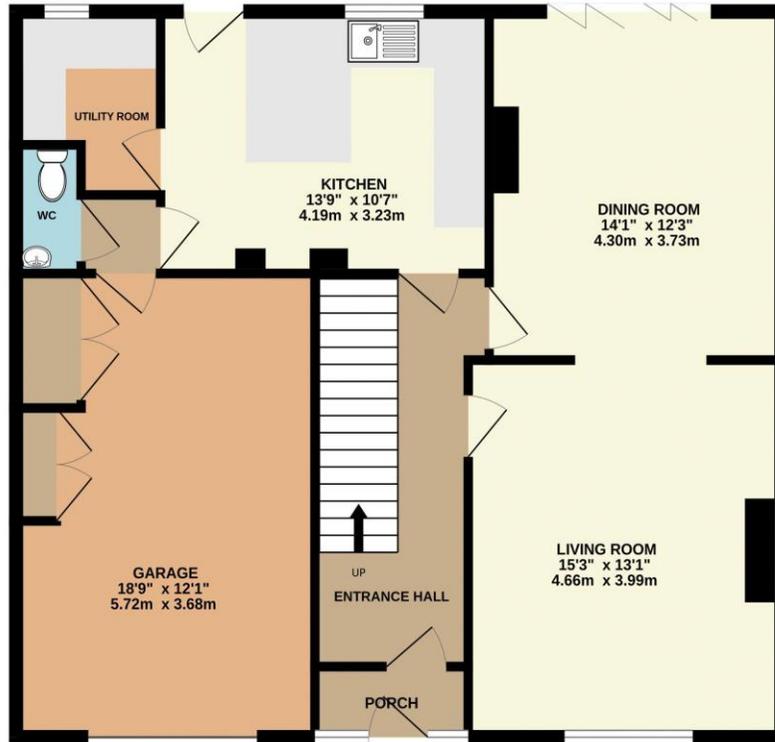
This stunning property is designed to an extremely high standard combining modern style with practicality, and offers a superb family living space. The property boasts an enviable location backing onto the lush greens of Croham Hurst Golf Club, providing stunning views and a sense of tranquility. The West facing garden has been beautifully landscaped, complete with outdoor lighting, creating a peaceful haven for outdoor living and entertaining. The terrace features an electric awning and lighting, providing the perfect spot to unwind and enjoy al fresco dining or a summer BBQ with friends and family. The kitchen is beautifully presented with high-quality fixtures and fittings, including a breakfast bar, granite worktops, tiled flooring, double oven, grill, hob, fridge, freezer, and dishwasher. The kitchen overlooks the stunning garden, offering a peaceful and serene atmosphere. The utility room is equipped with granite worktops, adding a touch of luxury to the practical space. The double aspect open plan living/dining room is flooded with natural light with bi-fold doors onto the terrace area. Upstairs, the property boasts three bedrooms with plantation shutters, offering privacy and light control, and the master bedroom features integrated blackout blinds. The bathroom is stylishly finished with tiled flooring, his and hers sinks, two chrome towel rails and double mirrors. The property benefits from off street parking for several cars whilst the garage is equipped with an electric up and over door and a Worcester boiler, providing ample storage.

### Location

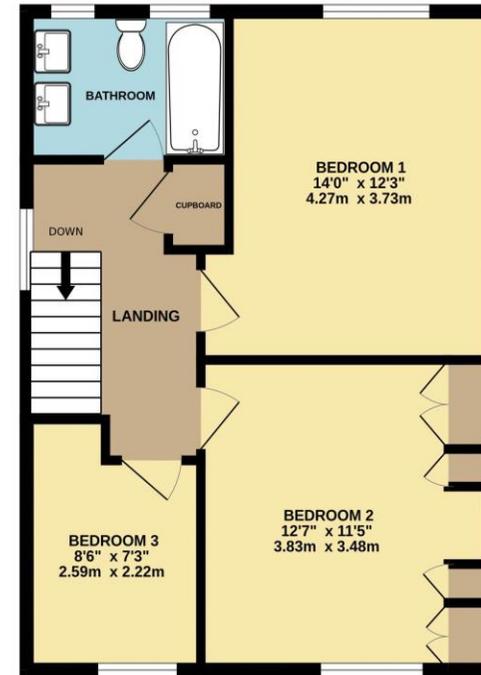
Located on Farleigh Road with bus services to Selsdon High Street and Croydon Town Centre as well as East Croydon Station offering regular links into London Bridge and Victoria Stations along with the Express service to Gatwick airport.



GROUND FLOOR  
929 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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			
(92+)	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			
		60	78
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

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

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

Email: [sales@pollardmachin.co.uk](mailto:sales@pollardmachin.co.uk)  
Web: [www.pollardmachin.co.uk](http://www.pollardmachin.co.uk)

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