



62 Hyde Road, Sanderstead, Surrey, CR2 9NQ

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Offers in Excess of £650,000

Set in an elevated position on the desirable Hyde Road, this extended four-bedroom family home offers generous living space, a detached garage, and beautiful views towards Riddlesdown making it an ideal choice for families seeking space, comfort, and convenience. EPC Rating D. Council Tax Band F.

Approached via a set of steps that enhance its privacy and outlook, the property also benefits from a garage to the front providing secure off-street parking and additional storage. Inside, the ground floor features a spacious and bright 26'3 x 11'8 reception room with bay window, a separate study/home office and a modern kitchen leading into a generous conservatory—perfect for family meals or entertaining while enjoying garden views. A useful utility room and downstairs WC add to the practicality. Upstairs, there are four well-proportioned bedrooms, including three doubles and one single along with a modern family shower room and separate bathroom. Several rooms benefit from the stunning elevated views towards Riddlesdown providing a scenic and peaceful backdrop. Outside the large rear garden is private and well-maintained offering a lovely space for outdoor enjoyment.

Ideally located for excellent local schools, transport links (including South Croydon and Sanderstead stations), and local amenities, this charming home combines lifestyle and location in one compelling package. Early viewing highly recommended—contact us today to book your appointment.

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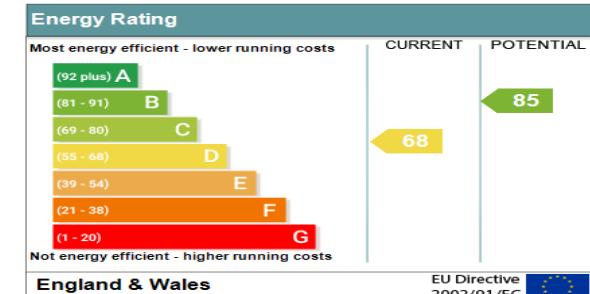
**Hyde Road, South Croydon, CR2**

**Approx. Gross Internal Area 1323sq ft / 122.92sq meters** (excluding garage)

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 shown.

Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

**Address:** 62 Hyde Road, SOUTH CROYDON, CR2 9NQ  
**RRN:** 0310-2881-5560-2405-3175



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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