



20 Upland Road, South Croydon, Surrey, CR2 6RD

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20

Upland Road  
South Croydon  
Surrey CR2 6RD

Offers in Excess of £550,000

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#### Description

\*No Onward Chain\* - A beautifully appointed older style 4 bedroom terraced house with 2 reception rooms, fitted kitchen and built in appliances, stunning bath/shower room, gas central heating, double glazing and landscaped garden.

#### Accommodation

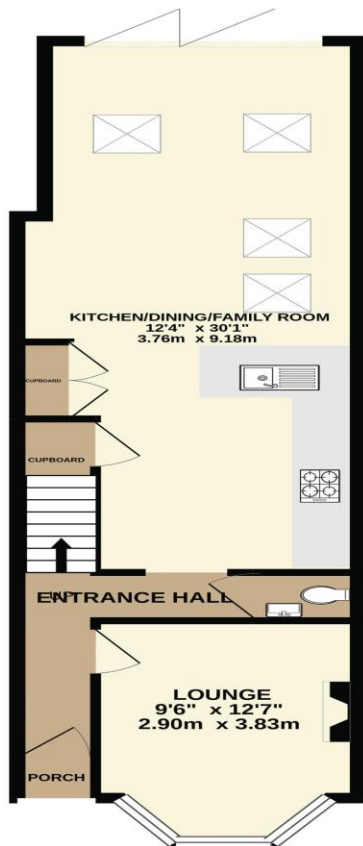
Porch: Hallway: 12'7 Lounge with laminate flooring, feature fireplace and angled bay window: Stunning 31'1 Fitted Kitchen/Dining/ Family Room with built in oven, hob, extractor hood, wine cooler, dishwasher together with laminate flooring, vaulted ceiling and glazed bi-folding doors opening out onto the garden: 4 Bedrooms over 2 floors with the master being 12'4x10': Beautifully Appointed Family Bathroom with independent shower, freestanding bath, tiled floor and tiled walls: Gas Central Heating: Double Glazing: Underfloor Heating: Landscaped Garden with patio area and artificial grass.

#### Location

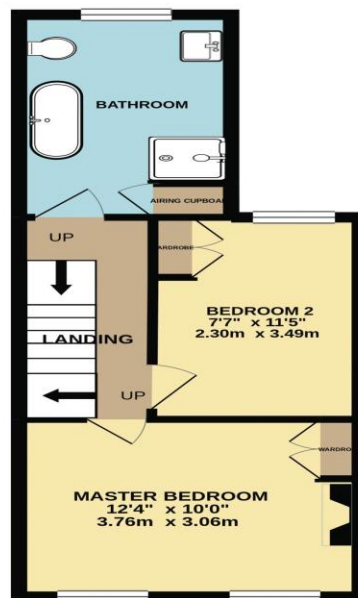
Upland Road is located off Selsdon Road being within reach of the comprehensive range of amenities in South Croydon together with bus services along both the Brighton and Selsdon Roads, walking distance to South Croydon and Purley Oaks mainline stations and a choice of schools, churches, tennis and golf clubs.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.

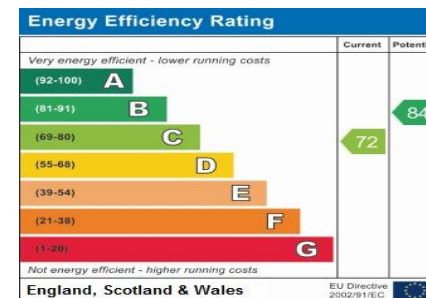


2ND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.2 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.

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**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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