



77 Farley Road, South Croydon, Surrey, CR2 7NG

**Pollard Machin**

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Offers in Excess of £800,000

**Description**

Stunning five bedroom extended family home benefitting from master bedroom suite with en-suite shower room, Juliette balcony with bi-folding doors and dressing room, two receptions, driveway for several cars and detached garage.

**Accommodation**

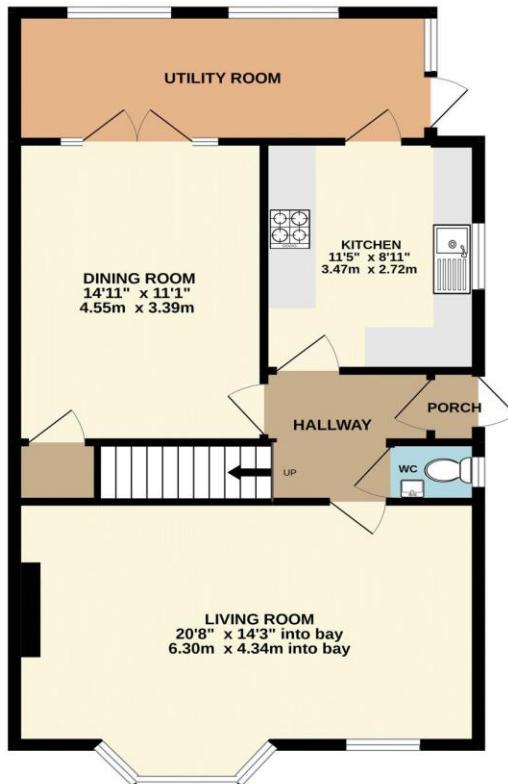
Comprising a porch, entrance hall leading to the 20'8 x 14'3 living room with bay window, WC, spacious dining room and modern fitted kitchen with Neff induction 5 ring hob, dishwasher, microwave and oven along with Quartz worksurface. To the rear is a utility room leading onto the garden. The ground floor features Italian ceramic tile flooring with electric underfloor heating. The first floor comprises four bedrooms, WC and modern shower room whilst to the second floor is the exceptional 20'x12' master bedroom suite with a Juliette balcony with bi-folding doors overlooking the rear garden and park beyond, beautiful en-suite with free standing bath, walk in shower, double sink and wall hung toilet as well as a sensored Velux window. The master bedroom also has a slightly eaves effected walk in dressing room. The property has been tastefully refurbished by the current owners to include shutter blinds on most windows, landscaped garden with Indian sandstone tiles, Pergola, new fencing and outside lighting.

**Location**

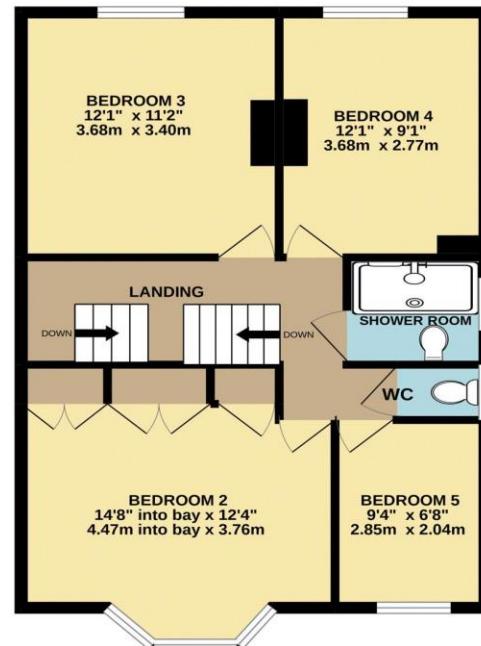
Selsdon High Street is in close proximity offering an array of shops and restaurants as well as Sainsbury's together with a choice of schools, churches, Croham Hurst Golf Course, Littleheath Woods, Sanderstead Plantation and bus services into Croydon and Purley.



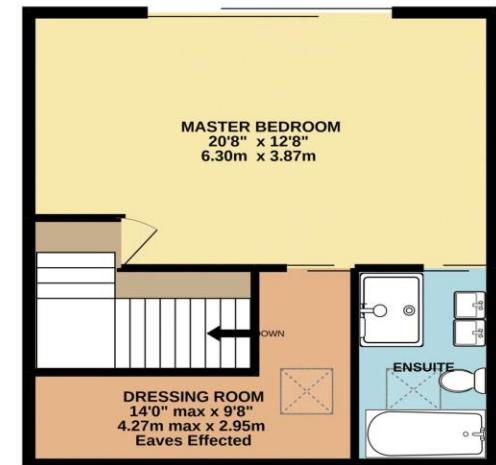
GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



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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