



4 High Beech, South Croydon, Surrey, CR2 7QB

**Pollard Machin**

estate agents since 1885



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High Beech  
South Croydon  
Surrey CR2 7QB

Offers in Excess of £800,000

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**Description**

Pollard Machin are delighted to present this spacious five-bedroom detached family home set in the ever-popular High Beech area of South Croydon. Offering over 1,600 sq. ft. of versatile accommodation (excluding garages and workshop), this property provides an ideal balance of generous living space, practical layout and scope for further enhancement. Council Tax Band G. EPC Rating D.

**Accommodation**

**Ground Floor**

A welcoming entrance hall leads to a bright and airy reception room (18'3" x 11'6") with direct garden access, perfect for family gatherings and entertaining. A well-proportioned dining room flows seamlessly into the modern kitchen (13'1" x 7'9") complemented by a utility room and downstairs cloakroom. To the side the property boasts excellent storage and workspace with two garages (16'5" x 9'2" and 14'1" x 8'8") and an attached workshop—ideal for hobbies, home projects or conversion potential (STPP).

**First Floor**

Upstairs the property benefits from five bedrooms including a generous master bedroom (18'1" x 10'2"), three further doubles and a single bedroom which could also serve as a home office. The first floor also offers a family bathroom and a convenient separate WC.

**Location**

Excellent transport links, schools, and local amenities nearby. Location High Beech is a desirable residential road in South Croydon, offering a peaceful setting whilst being within easy reach of excellent local schools, transport links into London, and a range of shopping and leisure facilities.





**High Beech, South Croydon, CR2**  
**Approx. Gross Internal Area 1,602 sq. ft / 148.86 sq. meters (Excluding Garages & Workshop)**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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**Viewings Strictly by Appointment Only**

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