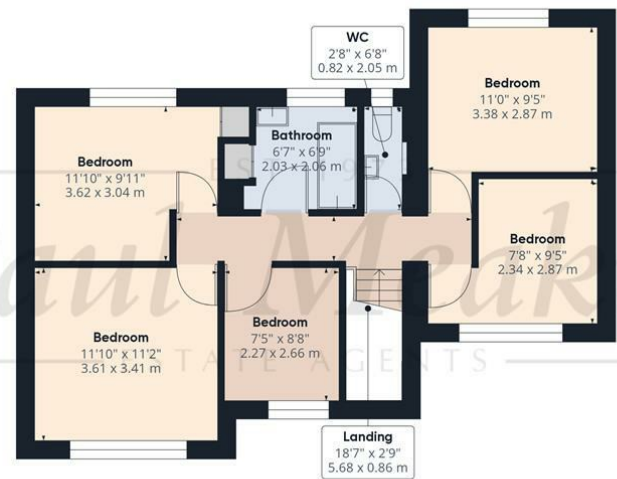


Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1381.44 ft²
 128.34 m²

Reduced headroom
 0.65 ft²
 0.06 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EST 1973
Paul Meakin Asking Price of £675,000 Hyde Road, South Croydon, CR2 9NR
 ESTATE AGENTS



Nestled along a desirable tree-lined residential road, this impressive five-bedroom detached family home enjoys far-reaching views across Riddlesdown Common and is ideally situated within the sought-after Riddlesdown Collegiate catchment area.

Extended to provide generous and versatile accommodation, the property offers well-balanced living space perfectly suited to growing families. A welcoming entrance hall leads to a bright and spacious 21ft reception room, ideal for both relaxing and entertaining. There is a separate 17' x 11'1 dining room, a refitted modern kitchen, utility room and a convenient downstairs cloakroom, all thoughtfully arranged to support everyday family life.

To the first floor are five well-proportioned bedrooms, along with a refitted family bathroom and separate WC, offering flexibility for larger households or those requiring home office space.

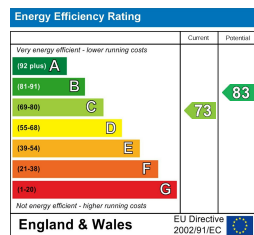
Externally, the property benefits from private front and rear gardens, with the rear featuring a generous patio area leading down to a lawn garden, perfectly positioned to take advantage of the elevated outlook. A private driveway provides off-street parking.

Hyde Road is located off Rectory Park and is within easy reach of Riddlesdown Station and a local parade of shops. Sanderstead Village is also nearby, offering a range of amenities including Gresham and Atwood schools, tennis, golf and cricket clubs, churches, and the open green spaces of Riddlesdown Common. Bus services provide convenient links to Purley, Croydon and Selsdon.

A superb opportunity for buyers seeking spacious, well-located accommodation with scope to personalise and update to their own taste.



- | | | |
|------------------------------------------------|-----------------------------------------|---------------------------------------|
| Entrance hall | Landing | Bedroom 8'8 x 7'5 (2.64m x 2.26m) |
| Downstairs WC | Bedroom 11'10 x 11'2 (3.61m x 3.40m) | Bathroom 6'9 x 6'7 (2.06m x 2.01m) |
| Reception room 21'7 x 11'11 (6.58m x 3.63m) | Bedroom 11'10 x 9'11 (3.61m x 3.02m) | Separate W.C |
| Kitchen 9'11 x 9'9 (3.02m x 2.97m) | Bedroom 11' x 9'5 (3.35m x 2.87m) | Drive way |
| Dining Room 17' x 11'1 (5.18m x 3.38m) | Bedroom 9'5 x 7'8 (2.87m x 2.34m) | Garden |
| Utility Room 11'1 x 6'8 (3.38m x 2.03m) | | |



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Detached family home
- Five bedrooms
- Two large separate reception rooms
- Refitted kitchen
- Utility room
- Downstairs cloakroom
- Far reaching views across Riddlesdown
- Off street parking
- Catchment area to Riddlesdown Collegiate
- Viewing is advised.

