



43 Newark Road, South Croydon, Surrey, CR2 6HR

**Pollard Machin**  
estate agents since 1885



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Offers in Excess of £500,000

### Description

Walking distance to South Croydon Station- An attractive and well presented 4 bedroom terraced house with 2 reception rooms, 15'2" kitchen & 18' master bedroom with ensuite bathroom.

### Accommodation

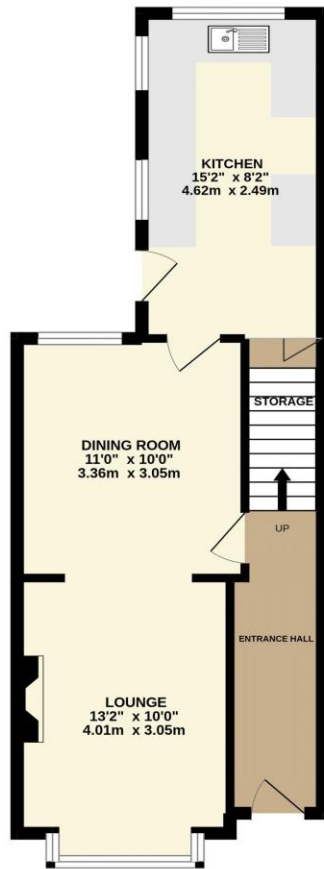
Porch: Entrance Hall: 13'2x10' Lounge with bay window and feature fireplace: Spacious 11'x10' Dining Room stepping down into an impressive 15'2" Kitchen with storage cupboard and space for appliances: Basement storage area within the kitchen: Landing: 4 Good Sized Bedrooms split over 2 levels with the master being 18' with en-suite bathroom and the smallest being 11'x7'6": Family Bathroom with shower over bath: 50' Rear Garden: Gas Central Heating: Double Glazing.

### Location

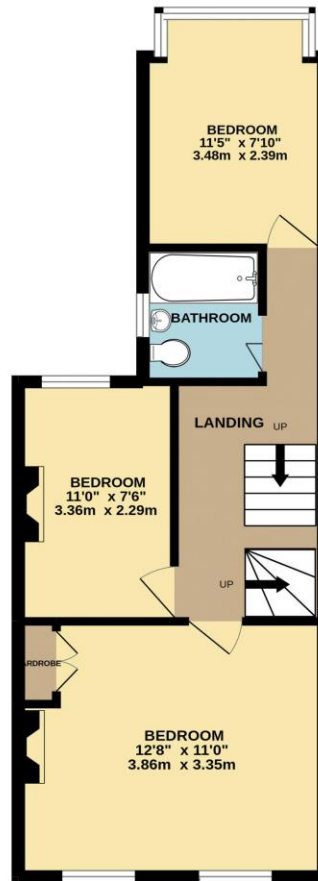
Newark Road is located off Brighton Road being within reach of the comprehensive range of amenities in South Croydon together with bus services along both the Brighton and Selsdon Roads, walking distance to South Croydon and Sanderstead mainline stations and a choice of schools, churches, tennis and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



GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

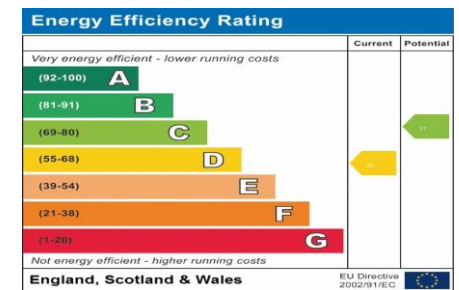


2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



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.





Viewings Strictly by Appointment Only

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