



53 Hyde Road, Sanderstead, Surrey, CR2 9NS

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Hyde Road  
Sanderstead  
Surrey CR2 9NS

Offers in Excess of £550,000

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### Description

**\*\* Vendor suited \*\*** This three bedroom semi detached house is immaculately presented with stunning panoramic views towards Riddlesdown Common and beyond. With a garage and own driveway, located on a popular residential road ideally located for local schools including Riddlesdown Collegiate. EPC Rating C, council tax band E.

### Accommodation

This lovely three bedroom family home has been well maintained and is beautifully presented. The accommodation downstairs presents a 26' through lounge and dining room, a separate fitted kitchen with fitted oven, hob and dishwasher. The kitchen leads to the conservatory where the stunning views can be enjoyed. Stairs from the conservatory lead to a home office and utility room creating a great use of space. Upstairs there are three bedrooms, the master has a range of fitted wardrobes. Family bathroom with separate WC. To the rear there is an 80' south facing garden with patio and lawn where the extensive views can be enjoyed. Additionally, there is a garage with own driveway and side access leading to the rear of the property.

### Location

Hyde Road is located off Rectory Park being within reach of Riddlesdown station and a local parade of shops. Nearby there is Sanderstead Village with both Gresham and Atwood schools, a choice of tennis, golf and cricket clubs, churches, Riddlesdown Common and Riddlesdown Collegiate. There is also a bus service to Purley, Croydon and Selsdon.



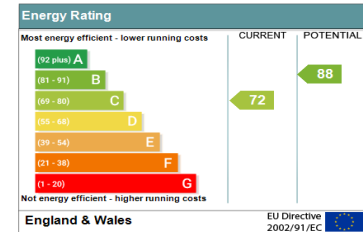


Hyde Road, South Croydon, CR2  
 Gross Internal Area 1105sq ft / 102.6sq meters

(Excluding Garage and Utility Room)

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, mis-statement or use of data shown.  
 Plan produced by AR Net Media - www.ar-netmedia.uk

Address: 53 Hyde Road, SOUTH CROYDON, CR2 9NS  
 RRN: 9073-3035-4207-3334-9204



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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