



High Beech | | South Croydon | CR2 7QB

Offers Over £750,000

Pollard Machin

estate agents since 1885

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No Onward Chain

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.

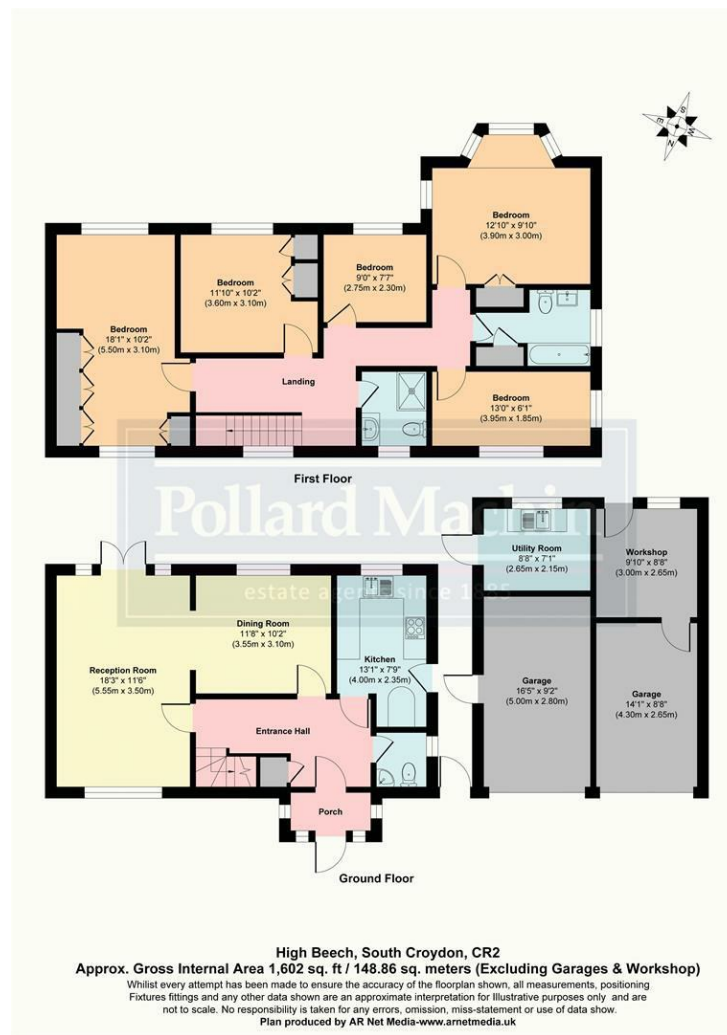
Ground Floor

A welcoming entrance hall leads to a bright and airy reception room (18'3" x 11'6") with direct garden access,

- No Onward Chain
- Five Bedrooms
- Approx. 1,602 sq. ft. excluding garages/workshop
- Spacious reception and dining rooms
- Detached Family Home
- Two garages plus workshop – excellent storage or conversion potential (STPP)
- Excellent transport links, schools, and local amenities nearby







Council Tax Band **G**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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