

SOLD STC



Selsdon Road, South Croydon

2 Bedrooms, 1 Bathroom, Unique Detached Home

Asking Price Of £500,000

MARTIN&CO



Selsdon Road, South Croydon

2 Bedrooms, 1 Bathroom

Asking Price Of £500,000

- Unique Detached Home
- Large 0.21 Acre Grounds
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Driveway to Gated Parking & Car Port

The word 'unique' is overused in estate agency, but you will not find another property like this - no matter how hard or long you look! The property itself is a true one-off, however it is the secretive, sylvan setting that really makes this a magical home!

The property is accessed via a driveway from Selsdon Road, between Chelsham Road and the bridge, leading to double gates which open into another world.... Inside, a pathway winds through trees and shrubs, past a workshop, a carport and a very rustic large shed until the bungalow itself is finally revealed....

Dating back to c.1880, during the expansion of the railways in the days of Queen Victoria, the property was owned by the railways until 1967 when it was sold as a result of the 'Beeching Cuts'. It now affords an entrance porch, a central hallway, reception room/bedroom 2, a spacious open plan kitchen/living/dining room with floor to ceiling windows looking onto the gardens, a double bedroom with feature fireplace, a bathroom/wc - with both bath and shower enclosure - and benefits from gas heating.



Not listed, the bungalow is perfect as it is, however there could possibly be scope to extend (subject to usual consents, but it should be noted that there is a restrictive covenant also requiring consent from British Railways Board for works within 20' of the embankment, which could incur costs). The grounds are 0.21 acres (0.084 hectares) and may provide some additional potential for those with a specific requirement for lots of parking, storage, or running a business from home.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!



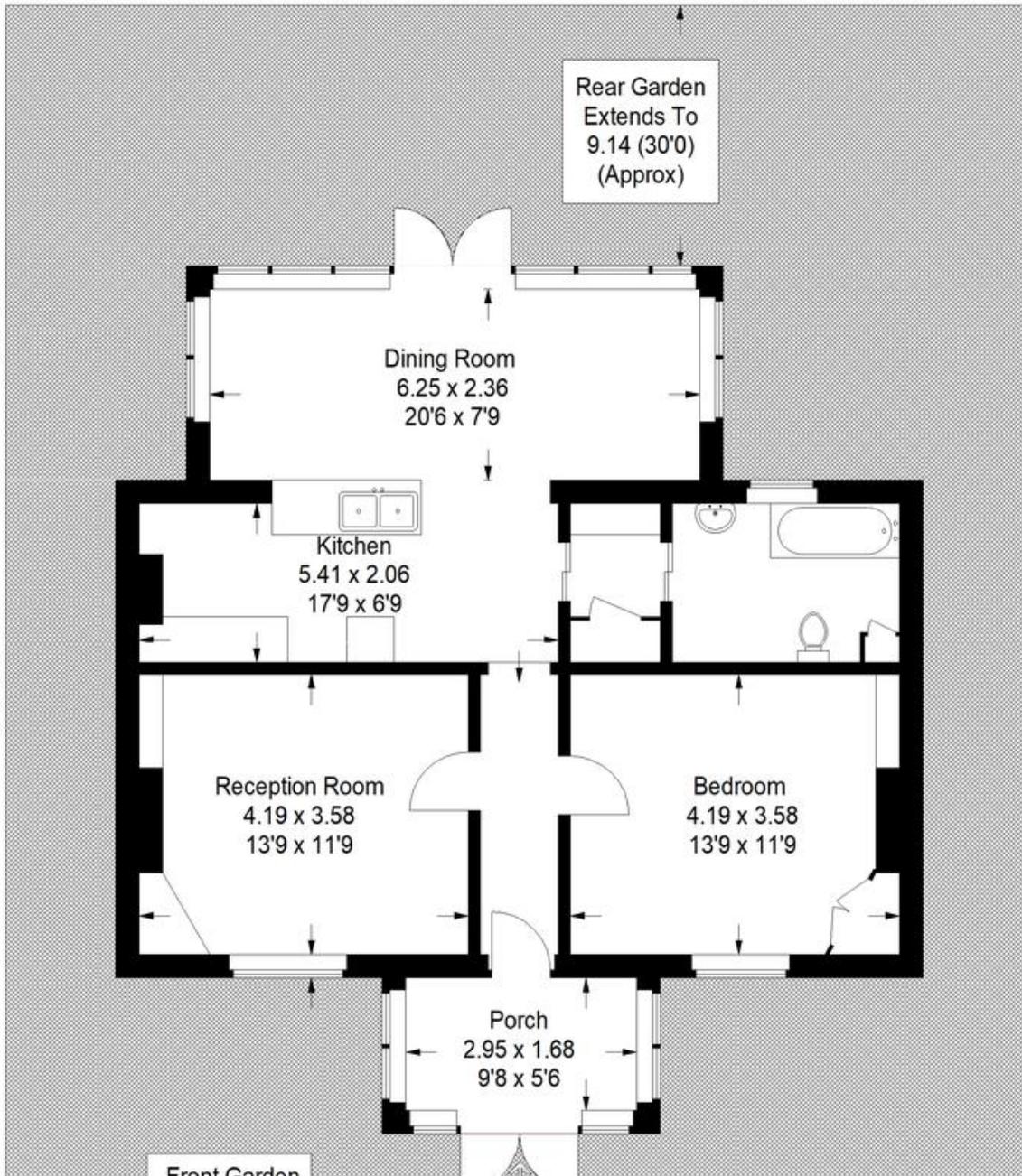


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Selsdon Road, CR2

Approximate Gross Internal Area
80.0 sq m / 861 sq ft



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

