

SOLD STC



Ridge Langley , South Croydon

4 Bedrooms, 3 Bathroom, Detached House

Offers In Excess Of £650,000

MARTIN&CO



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4 Bedrooms, 3 Bathroom

Offers In Excess Of £650,000

- Four Bedroom Detached House
- Modernisation Required
- Larger than Average Garden
- 2 Bathrooms
- Corner Plot

If you are looking for a detached house in a quiet cul-de-sac location then don't miss out on this lovely 4 bedroom fantastic family-sized residence near Selsdon and within easy reach to Sanderstead then call us to book appointment now!

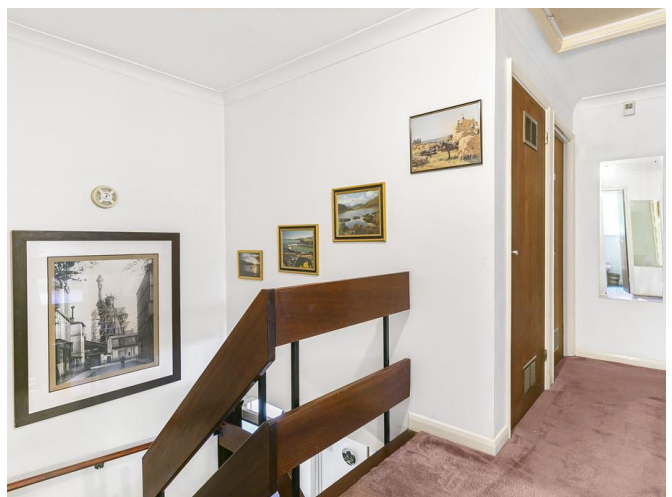
The property affords an entrance hall, a downstairs bathroom/wc, a large reception room, separate dining room, fitted kitchen, separate, landing, master bedroom, further 2 good-size bedrooms, smaller 4th, a family bathroom/wc & wet room.

Externally there is huge garden at the rear, lawn & trees providing shade during the hot summer days! Parking is provided by a double width integral garage approached by a wide driveway.

The excellent local shopping and leisure facilities of Selsdon village are just a 10 minute walk away, or a couple of minutes by car, including Sainsbury's and Aldi supermarkets. Croydon High School for Girls with its well regarded sports club and heated indoor pool is within easy reach.

Available with the benefit of no onward chain, call Martin & Co Croydon now for an appointment to view!



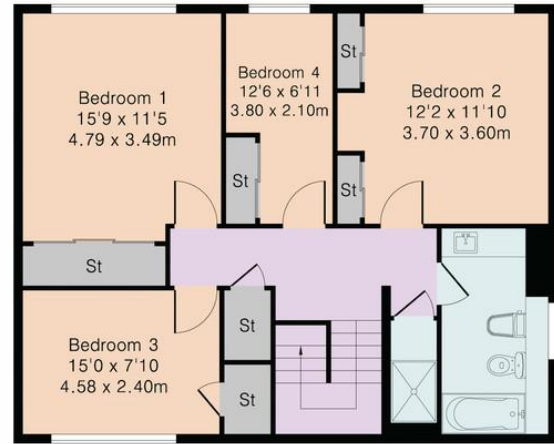
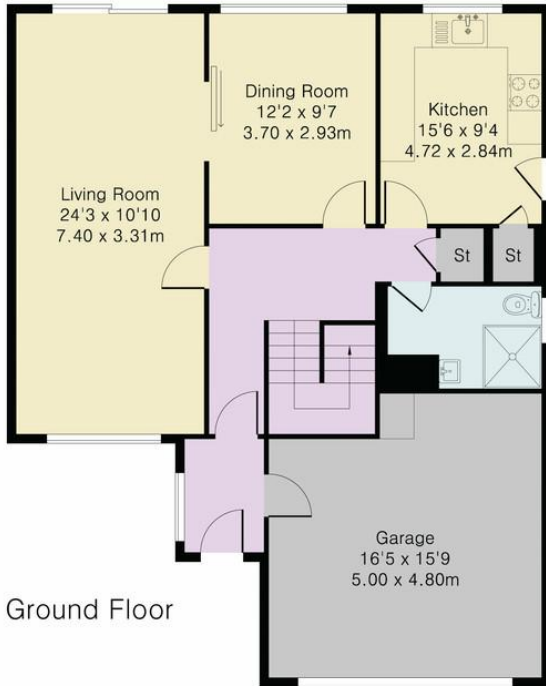




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		



Approximate Gross Internal Area 1726 sq ft – 160 sq m
 Ground Floor Area 990 sq ft – 92 sq m
 First Floor Area 736 sq ft – 68 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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

