



14 Rylandes Road, South Croydon, Surrey, CR2 8EA

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14

Rylandes Road
South Croydon
Surrey CR2 8EA

Offers in Excess of £680,000

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Description

A well presented and extended four bedroom semi detached house boasting 1427 square feet internally to include three reception rooms and three bathrooms conveniently located for Selsdon High Street. EPC Rating C. Council Tax Band E.

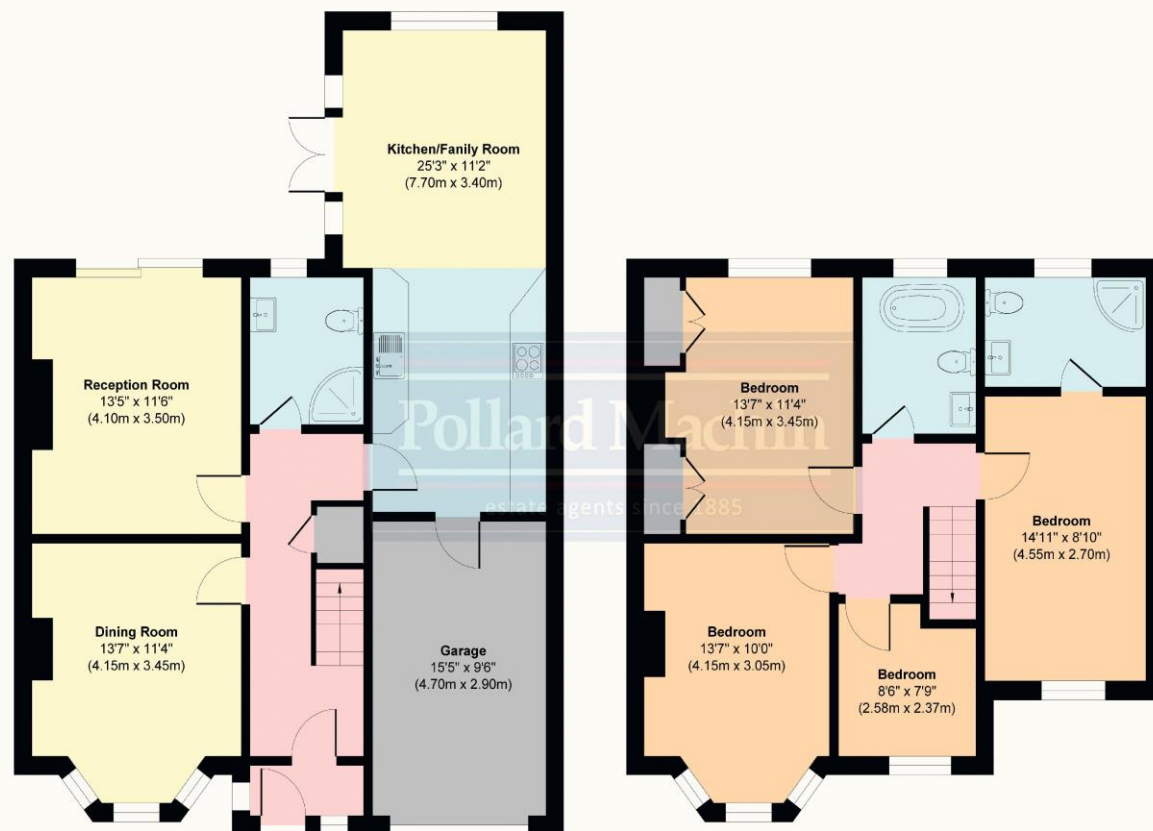
Accommodation

The property comprises; Porch, entrance hall with downstairs WC/shower room, dining room with bay window, living room and modern kitchen opening to family room overlooking garden. Upstairs provides three double bedrooms, further single bedroom/study, family bathroom and en suite to master bedroom. Outside the rear is mainly laid to lawn with shrub/plant borders and a patio area ideal for entertaining. There is ample parking to the front block paved driveway in addition the garage.

Location

Rylandes Road is within easy reach of the comprehensive range of amenities on Selsdon High Street including Sainsbury's together with a choice of schools and churches, Croham Hurst Golf Course, Littleheath Woods, Sanderstead Plantation and bus services into Croydon and Purley.





Ground Floor

First Floor

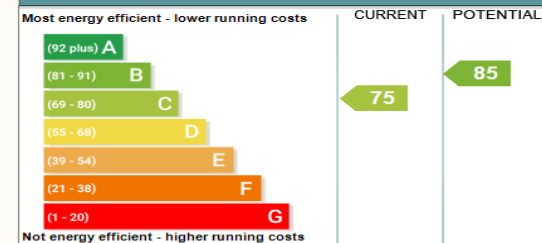
Rylandes Road, South Croydon, CR2
Approx. Gross Internal Area 1427 sq. ft / 132.57 sq. meters

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, miss-statement or use of data show.

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Address: 14 Rylandes Road, SOUTH CROYDON, CR2 8EA
 RRN: 9429-3049-4204-5705-1200

Energy Rating



England & Wales

EU Directive
 2002/91/EC

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.

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