

FOLKLANDS



SELSDON ROAD, SOUTH CROYDON
GUIDE PRICE £335,000



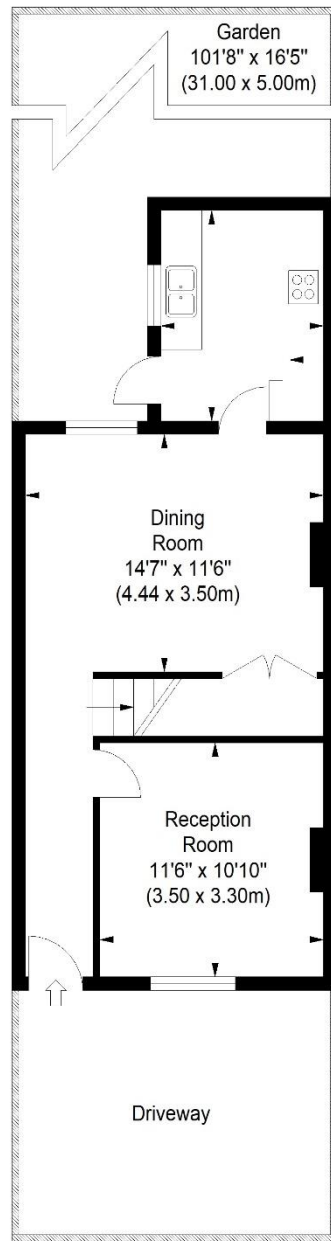




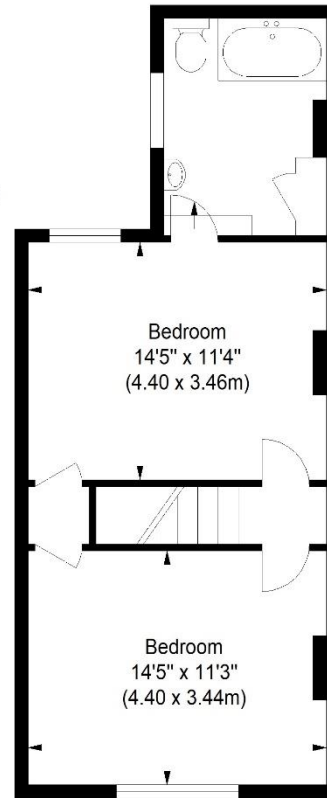


Selsdon Road, CR2

Approximate Gross Internal Area
928 sq ft / 86.24 sq m



Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ SCOPE TO RENOVATE
- ❖ LARGE FIRST FLOOR BATHROOM
- ❖ 100' WEST FACING REAR GARDEN
- ❖ OFF-ROAD PARKING
- ❖ TWO RECEPTION ROOMS
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ EPC EER E



**** Scope to Renovate ** Chain Free **** A two double bedroom end-of-terrace house, situated within this popular residential area, conveniently located 0.2 miles from South Croydon train station, 0.7 miles from the local Tram stop, and nearby to several well served bus routes.

The property benefits from off-road parking to the front (For a modest sized car), it has a 100' West facing rear garden and there is excellent scope to extend, both to the rear & into the loft space (Subject to the usual permissions).

The accommodation comprises two full-width double bedrooms, a large first floor bathroom, ample loft space, a separate living room, a large dining room with under stairs cupboard, and a sizeable kitchen with direct access onto the rear garden.

Furthermore, this property sits nearby an array of local shops, cafes & restaurants, and is within walking distance to Lloyd Park, Park Hill Park, and Croham Hurst Woods. For those with the appetite to complete a renovation project, we feel that this property would make the perfect first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		