

FOLKLANDS

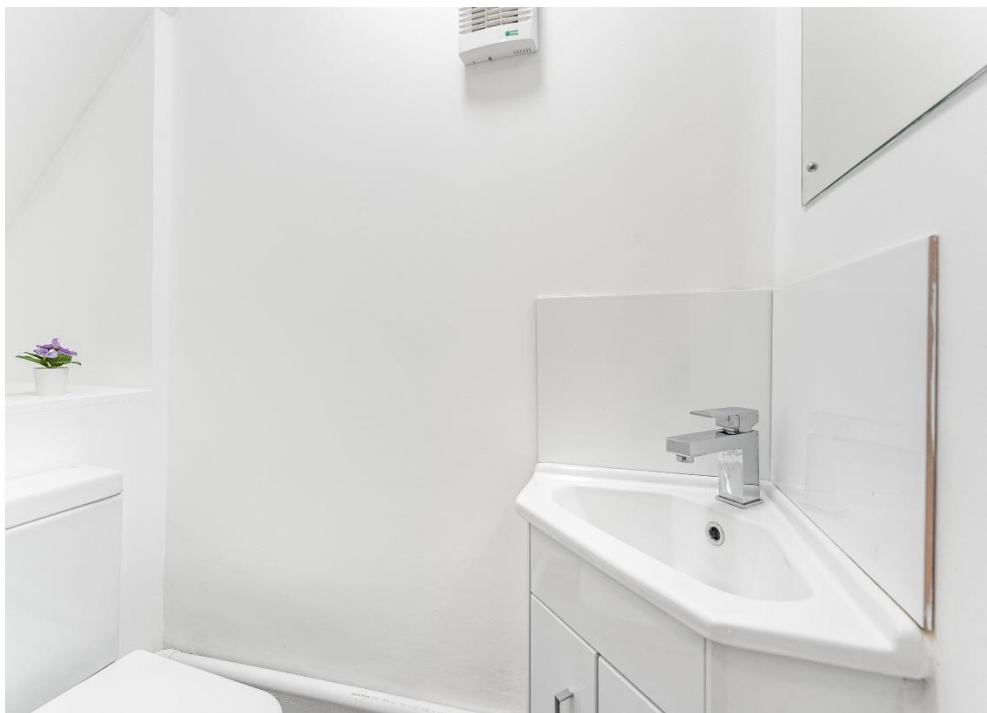


SELSDON ROAD, SOUTH CROYDON
GUIDE PRICE £595,000















Selsdon Road, South Croydon

Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1156432)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FOUR BEDROOM DETACHED HOUSE
- ❖ TWO BATHROOMS + DOWNSTAIRS WC
- ❖ OFF ROAD PARKING
- ❖ LANDSCAPED WEST FACING REAR GARDEN
- ❖ LARGE EXTENDED LIVING SPACE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ ARRANGED OVER THREE FLOORS
- ❖ EPC EER D



**** Chain Free **** A superbly presented four-bedroom period detached house, situated within this popular residential area, conveniently located only 0.3 miles from South Croydon train station and moments from an array of local bus routes.

Arranged over three floors, this bright & spacious property enjoys an excellent specification throughout and boasts extended living space to the ground floor with bi-folding doors giving way to a West facing landscaped rear garden. The property is fully double glazed, has gas central heating and features a downstairs WC. To the front there is off-road parking and side access to the rear garden.

The accommodation comprises a 17' main bedroom with en-suite shower room, three further bedrooms, a smartly appointed family bathroom with shower over-bath, a further bedroom/second reception room with feature fireplace, a downstairs WC and a 27' open plan kitchen/living room featuring a stylish kitchen & multi-points of natural light.

Furthermore, this property sits close by to an excellent choice of local schools and is nearby to a plethora of local shops, cafes and restaurants. We feel that this property would make an excellent family home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |