



Selhurst Road | | London | SE25 6LP

Guide price £259,995

CROWN
GROUP ESTATES



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London | SE25 6LP
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This property is offered with a guide price between £259,995 and £270,000, presenting an excellent opportunity to acquire a well-maintained home in a convenient location. Early viewings are highly recommended to appreciate the full potential and value of this property.

A beautifully presented two-bedroom flat offering allocated private parking and access to well-maintained communal gardens. Conveniently located with excellent transport links to Selhurst and Thornton Heath stations, this property boasts a contemporary open-plan layout featuring a fully integrated kitchen with solid oak worktops and a bright, sociable living area filled with natural light.

The flat includes a modern bathroom with a bath and shower unit, complemented by stylish mosaic tile splashbacks. There are two bedrooms, including a spacious master bedroom and a generous single bedroom, making this home ideal for professional couples or growing families.

Viewings are available by appointment only. Please contact us to register your interest.

- Two Bedroom Flat
- Spacious open-plan kitchen/reception room
- Fitted kitchen
- Allocated private parking
- One single bedroom
- Double glazed windows
- Close to local amenities
- An ideal opportunity for both first-time buyers and buy-to-let investors.
- Guide price between £259,000 and £270,000



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



Kitchen/Reception Room

23'0" x 10'5" (7.02m x 3.20m)

This open-plan kitchen and reception area offers a spacious and flexible living environment. The layout provides ample room for cooking, dining, and relaxing, creating a seamless flow between the kitchen and living spaces.

Bathroom

The bathroom is well-appointed and offers a clean, functional space. It includes standard fixtures and provides a practical area for daily use, complementing the overall comfort of the property.

Bedroom 1

12'7" x 8'8" (3.86m x 2.65m)

This bedroom offers a comfortable and well-proportioned space. It provides ample room for essential bedroom furniture and complements the overall layout of the property.

Bedroom 2

9'11" x 7'0" (3.03m x 2.15m)

This bedroom provides a practical and cozy space. It is well-suited to accommodate essential bedroom furnishings and fits comfortably within the property's layout.

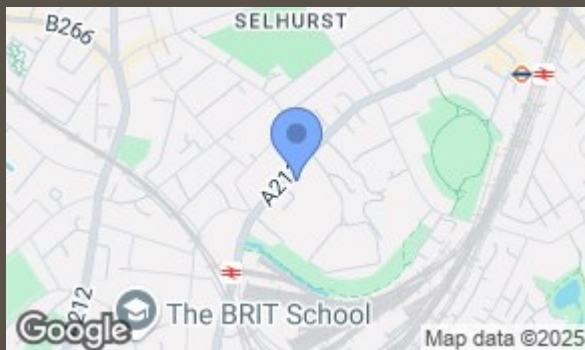




Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.

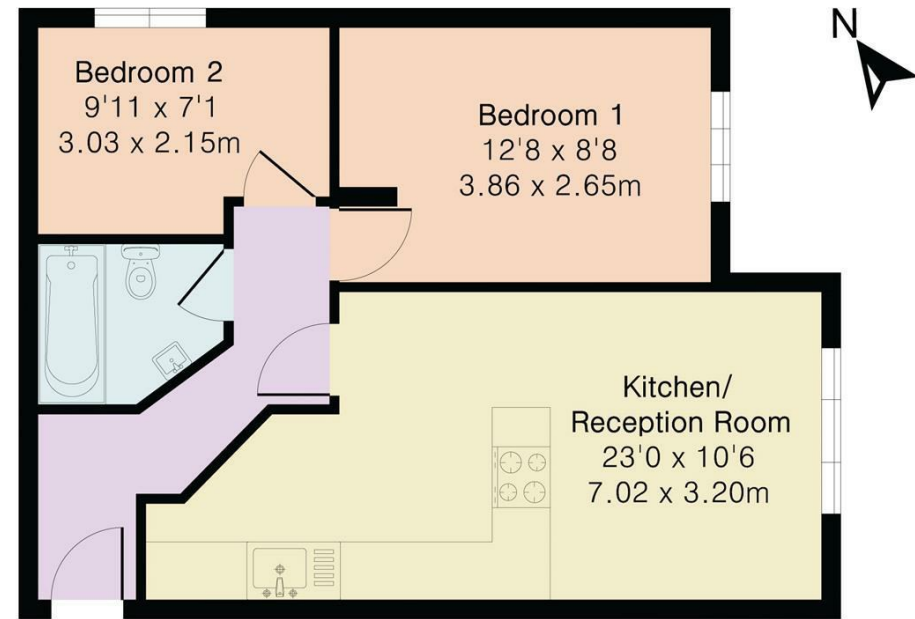
This property is being marketed by Crown Group Estates, of which the seller is a director/owner.



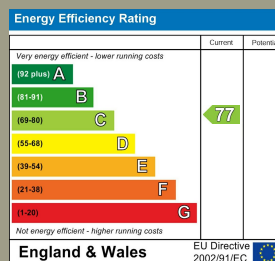


The property is located on Selhurst Road, just a short walk from Selhurst Station (Southern Rail), with direct connections to London Bridge and East Croydon. Norwood Junction Station (Overground and Southern Rail) is also within easy reach, offering additional transport links across London. Selhurst Road provides convenient access by car, with street parking

Approximate Gross Internal Area 487 sq ft - 45 sq m



Ground Floor



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