



Selsdon Road, South Croydon CR2 6PF

Welcome to

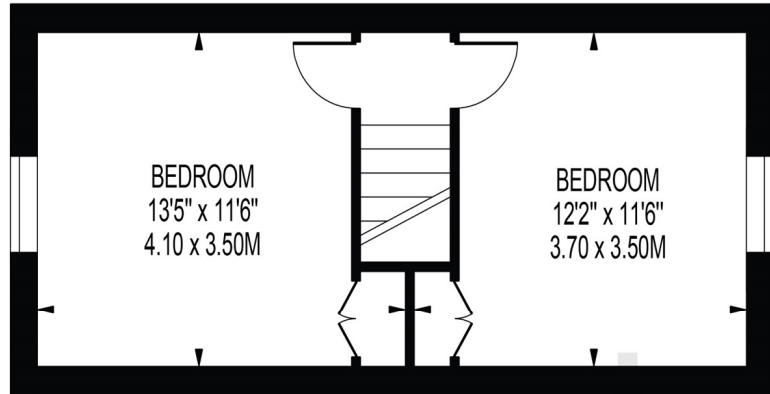
Selsdon Road, South Croydon

A beautifully presented 2 double bedroom end terraced turn of the century house, located within easy distance of South Croydon station, tram links, bus routes and the ever popular boutique avenue of South End, with its collection of bespoke shops, restaurants and bars.

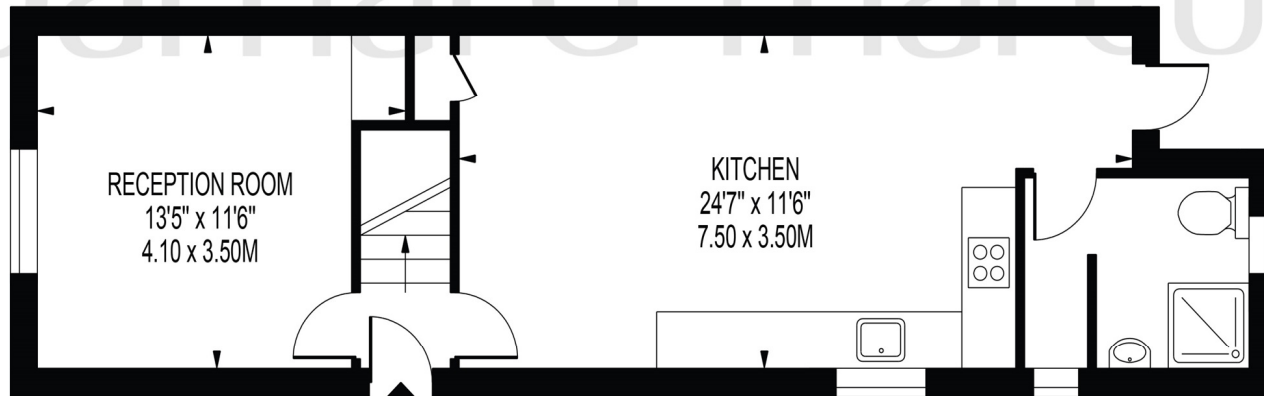


SELSDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 785 SQ FT - 72.95 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The property comprises of off street parking and a private rear garden. The front reception comprises of a double glazed window and gas central heating, with the rear reception comprising of a modern contemporary kitchen/diner perfect for gatherings and dinner parties. The property also includes a modern contemporary bathroom and two double bedrooms. Immaculate presentation throughout and close proximity of great schools and the property is offered to the open market with no upward chain.

Welcome to

Selsdon Road, South Croydon

- No Upward Chain
- 2 Double Bedrooms
- Great Public Transport
- Off Street Parking
- Private Garden
- Close to Shops, Bars and Restaurants

Tenure: Freehold EPC Rating: E

£430,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108594



Property Ref:
SCS108594 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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