



Selsdon Road, South Croydon CR2 6PS

Welcome to

Selsdon Road, South Croydon

A 1930s 3 bedroom terraced family home, currently with the present owners for over 40 years, whom have enjoyed the many facilities the area has, from easy access to South Croydon station, tram links, bus routes and the green open space of Lloyd Park.

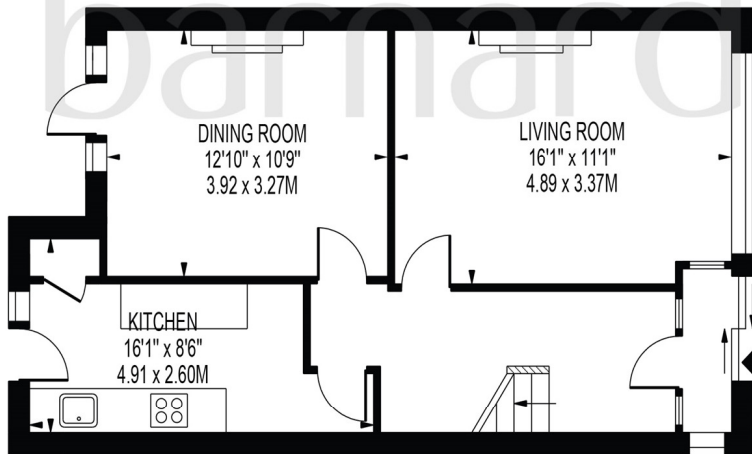
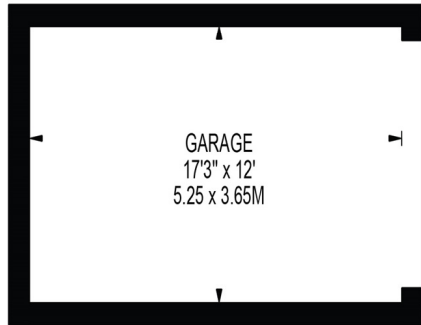


SELSDON ROAD SOUTH

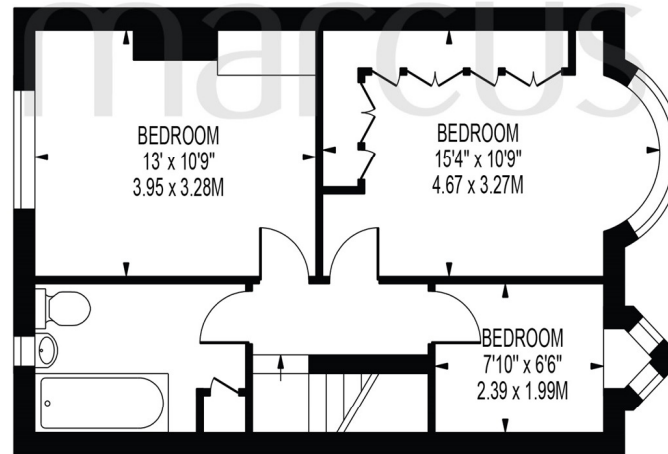
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1037 SQ FT - 96.30 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 206 SQ FT - 19.16 SQ M



GROUND FLOOR



FIRST 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.

Local shops adorned close by with plenty of excellent schools locally from private, faith and state education. The property boasts two receptions, a kitchen, 3 bedroom, an upstairs bathroom, double glazing and gas central heating, with front and rear gardens, as well as a detached garage to rear with parking.

Welcome to

Selsdon Road, South Croydon

- 3 Bedroom Terraced House
- Great Public Transport
- Excellent Schools Close By
- Garden and Garage
- Close to Lloyd Park

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108915



Property Ref:
SCS108915 - 0002

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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