



**Upper Selsdon Road, South Croydon CR2 0DZ**

**Welcome to**

**Upper Selsdon Road, South Croydon**

An absolute gem of a family home is this 4 bedroom semi-detached 1930s character house located close to Sanderstead/South Croydon stations, tram links and directly opposite the lovely green spaces of Croham Hurst.



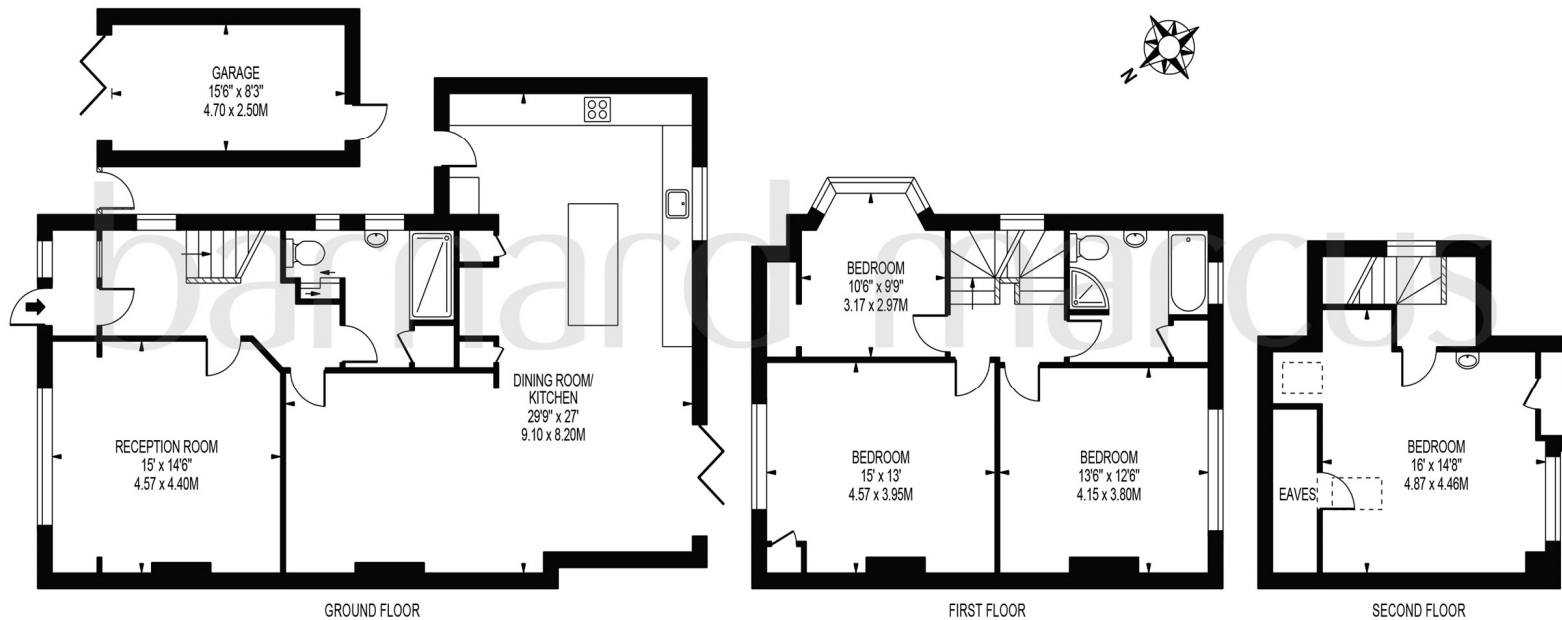
## UPPER SELSDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1972 SQ FT - 183.24 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 30 SQ FT - 2.79 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 126 SQ FT - 11.75 SQ M



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.

This property offers a plethora of great local schools including Croydon High, Royal Russell, Whitgift and Coombe Wood. The property has a sweeping drive leading to a garage and alighting at a storm porch entrance and hallway. Two receptions give excellent space to the front and a large family/kitchen room to rear, with bi-fold doors leading to the beautiful landscaped garden with mature borders and summer canopy. The property has 4 bedrooms with the centre piece master loft bedroom; two family bathrooms, gas central heating and double glazed windows. Croham Hurst golf club is opposite, and Croydon town centre is close by with its myriad shops, restaurants, entertainment areas such as Fairfield Hall, Box Park and many others.

**Welcome to**

## **Upper Selsdon Road, South Croydon**

- 4 Bedrooms
- Good Transport Link
- Excellent Schools
- Beautiful Garden
- Close to Park

Tenure: Freehold EPC Rating: C

# **£775,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109027](https://barnardmarcus.co.uk/Property/SCS109027)



Property Ref:  
SCS109027 - 0004

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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