



Selsdon Road, SOUTH CROYDON CR2 6PJ

Welcome to

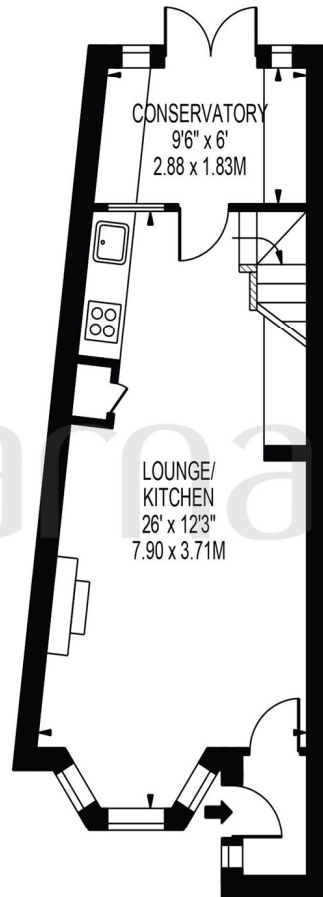
Selsdon Road, SOUTH CROYDON

A wonderful example of a character end terrace turn of the century townhouse, which is adaptable from either a 3 bedroom 1 reception room or 2 bedroom 2 reception room.

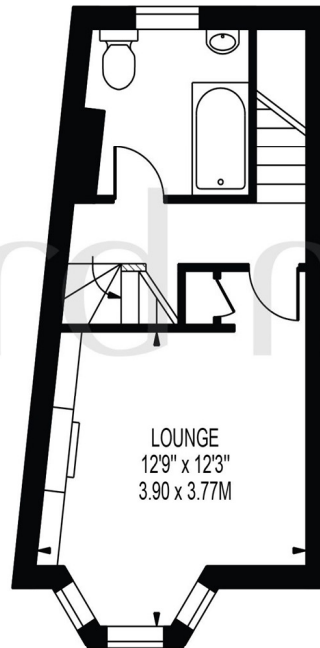


SELSDON ROAD

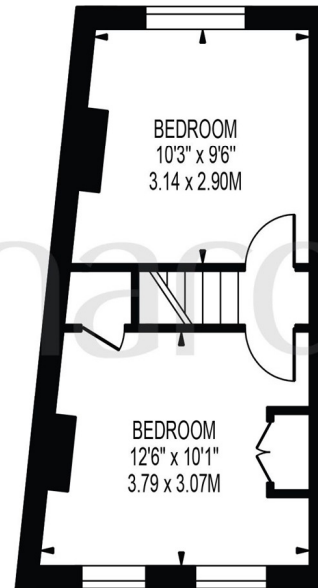
APPROXIMATE GROSS INTERNAL FLOOR AREA: 878 SQ FT - 81.61 SQ M



LOWER GROUND FLOOR



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.

The property is located within easy reach of South Croydon station, bus routes and lovely throughfare of South End with its array of shops, bars and restaurants. The property comprises of through lounge/kitchen with a separate utility room, with accommodation on the 1st floor - either bedroom and bathroom or reception room, two further bedrooms adorned the 2nd floor, a pretty garden to rear and wrought iron surround to the front garden. A plethora of great schools are close by from Haling Road, St Peters and Coombe Wood.

Welcome to

Selsdon Road, SOUTH CROYDON

- 2-3 Bedrooms
- End Terraced
- Good Transport Links
- Close to Shops, Bars and Restaurants
- Garden
- Excellent Schools

Tenure: Freehold EPC Rating: D

£415,000



view this property online barnardmarcus.co.uk/Property/SCS107627



Property Ref:
SCS107627 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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