



Selsdon Park Road, South Croydon CR2 8JE

welcome to

Selsdon Park Road, South Croydon

A delightful extended 3-bedroom semi-detached home in the heart of Selsdon, offering family-friendly living with excellent amenities nearby.



SELSDON PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1243 SQ FT - 115.48 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.

A charming and extended three-bedroom semi-detached family home, ideally situated in the ever-popular area of Selsdon. This delightful property benefits from close proximity to a wide array of local amenities, including shops, bars, and restaurants, as well as excellent transport links via nearby tram services and extensive bus routes to Croydon and beyond.

Families will appreciate the selection of highly regarded schools in the area, such as Royal Russell, Croydon High, and John Ruskin. The home offers off-street parking and a side garden, leading into a welcoming entrance hallway. Inside, you'll find a spacious reception room, a side utility area, and a well-appointed kitchen/diner that opens onto a beautifully landscaped rear garden—perfect for entertaining or relaxing.

Upstairs comprises three generously sized bedrooms and a modern family bathroom. Additional features include gas central heating and double glazing throughout. Nature lovers will enjoy the nearby woodlands and the local bird sanctuary, offering peaceful green spaces right on your doorstep.

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Selsdon Park Road, South Croydon

- 3 Bedroom
- Semi-detached
- Close to great Schools
- Off Street Parking
- Good Transport Links

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109690



Property Ref:
SCS109690 - 0008

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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