



Selsdon Road, South Croydon CR2 6PT

welcome to

Selsdon Road, South Croydon

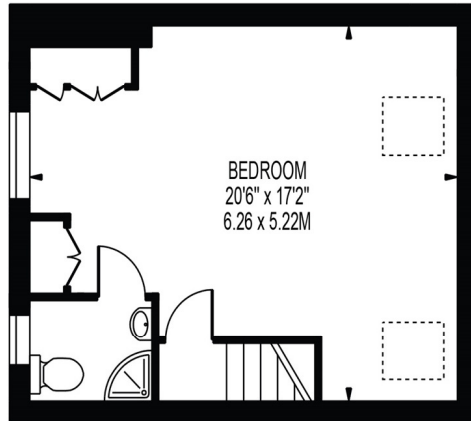
Guide price £600,000-£615,000

A spacious and extended 4-bedroom semi-detached home in popular South Croydon, featuring a Juliet balcony, family garden, and driveway, just moments from local shops, schools, and transport links.

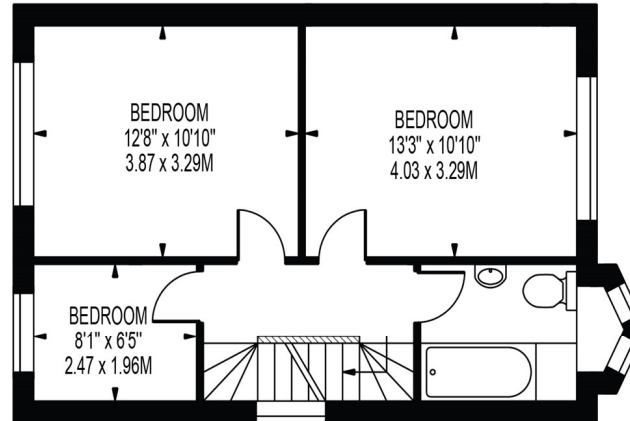


SELSDON ROAD

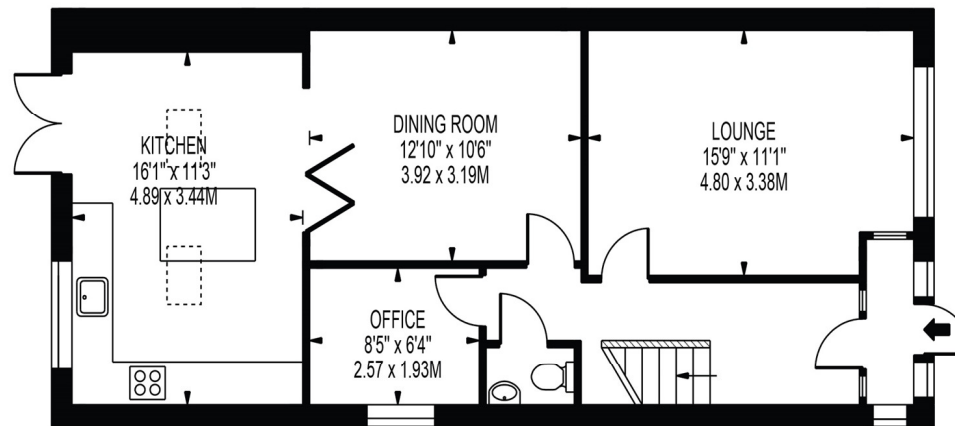
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1478 SQ FT - 137.30 SQ M



SECOND FLOOR



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.

A beautifully presented and extended 4-bedroom semi-detached family home located in the heart of South Croydon. Ideally positioned within close proximity to South End's vibrant restaurants, boutique shops, and excellent transport links, this home offers the perfect balance of comfort and convenience.

The property opens with a welcoming storm porch and hallway leading to a generous front reception room and a stylish open-plan kitchen/dining room with integrated appliances, flooded with natural light and opening onto the rear garden and patio. A downstairs WC and versatile office/study room complete the ground floor.

Upstairs boasts three well-proportioned bedrooms and a modern family bathroom, with the top floor providing a spacious principal bedroom complete with en-suite and Juliet balcony overlooking South Croydon.

Externally, the home benefits from both front and rear gardens, along with private driveway parking. The location is within easy reach of South Croydon, Purley Oaks, and East Croydon stations, well-regarded schools, and the green open spaces of Lloyd Park.

This property is an ideal choice for growing families or professionals seeking a stylish home with excellent commuter access.

welcome to

Selsdon Road, South Croydon

- 4 Bedroom
- End of Terrace
- Garden
- Downstairs WC
- Juliet balcony

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

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109737



Property Ref:
SCS109737 - 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.

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk