



**Selsdon Road, South Croydon CR2 6PZ**



**welcome to**

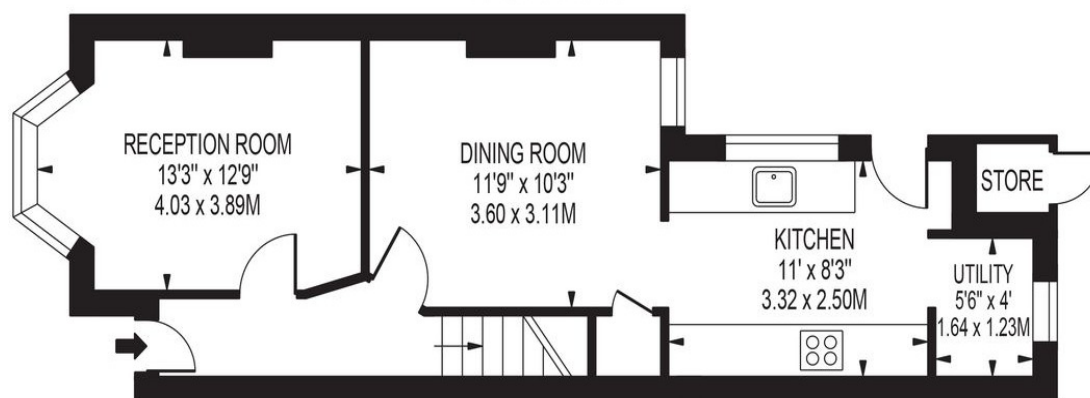
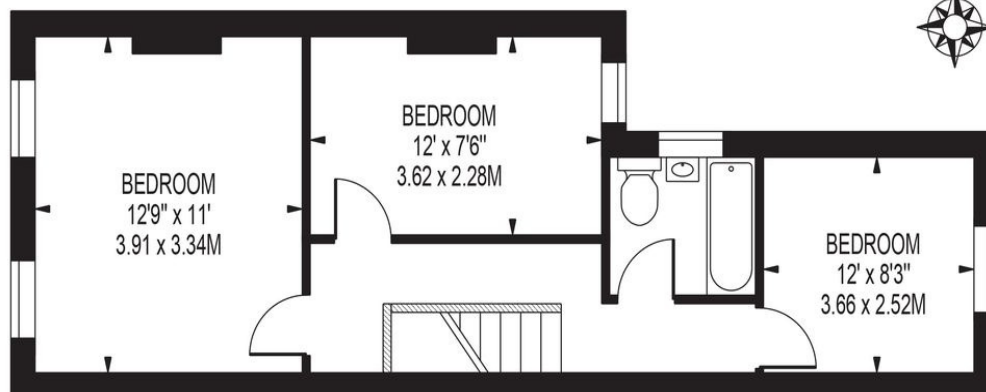
**Selsdon Road, South Croydon**

Where else in South Croydon can you find a character-filled freehold house with two receptions, upstairs bathroom, a private garden, and a driveway, just minutes from the station?



## SELSDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 828 SQ FT - 76.88 SQ M  
(EXCLUDING STORE)



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.  
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This is a rare opportunity to secure a warm, well-presented home in a location buyers consistently rank as one of Croydon's best for transport, food spots and green spaces.

Set on the desirable Selsdon Roadside, this charming three-bedroom mid-terrace offers generous living space, natural light and a layout perfect for both families and first-time upsizes. The front reception creates a cosy, welcoming feel, ideal for evenings in, while the rear dining room flows naturally towards the kitchen a sociable setup for hosting or day-to-day life. The kitchen opens directly onto a private tiered rear garden, giving you a peaceful outdoor space ready for relaxing, gardening or summer dining. A utility room and store area add valuable practicality, and there's off-street parking at the front.

Upstairs, there are two comfortable double bedrooms and a third room ideal as a child's room, home office or dressing room. The home is in good decorative order throughout, offering immediate comfort with the scope to personalise.

**welcome to**

## **Selsdon Road, South Croydon**

- Freehold
- Three Bedrooms
- Two Reception Rooms
- Private Tiered Rear Garden
- Off-Street Parking

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

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/SCS109770](https://barnardmarcus.co.uk/Property/SCS109770)



Property Ref:  
SCS109770 - 0006

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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**barnard marcus**



**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**