



Guide Price

£825,000

Freehold

5x  3x  2x 

**Farley Road, Selsdon,
South Croydon, Surrey,
CR2**

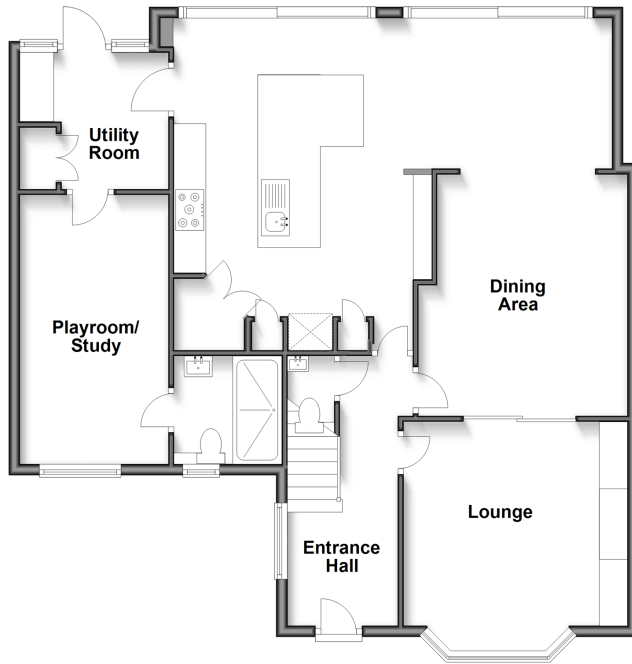
OVER 60?

Secure this property
for up to **59% less!**

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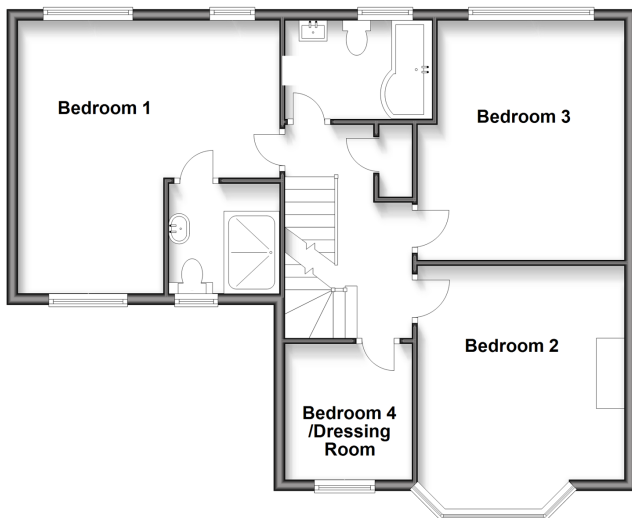
Ground Floor

Approx. 101.3 sq. metres (1089.9 sq. feet)



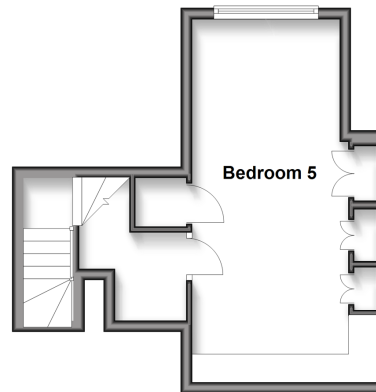
First Floor

Approx. 73.0 sq. metres (786.1 sq. feet)



Second Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'4 x 13'2 (4.68m x 4.02m)

Dining Area: 14'0 x 12'1 (4.27m x 3.69m)

Kitchen/Breakfast Room: 26'7 x 18'7 (8.11m x 5.67m)

Utility Room: 7'10 x 7'10 (2.39m x 2.39m)

Playroom/Study: 15'9 x 8'8 (4.80m x 2.64m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 15'9 x 15'6 (4.80m x 4.73m)

En-Suite Shower Room

Bedroom 2: 16'2 x 12'0 (4.93m x 3.66m)

Bedroom 3: 14'0 x 11'10 (4.27m x 3.61m)

Bedroom 4/Dressing Room: 9'0 x 7'7 (2.75m x 2.31m)

Bathroom

SECOND FLOOR

Landing

Bedroom 5: 21'2 x 10'10 (6.46m x 3.30m)

OUTSIDE

Front Garden

Rear Garden

Driveway

Workshop



Main features

- Stunning semi-detached family home with large driveway for several cars
- Cloakroom, utility room, playroom/study, additional downstairs shower room
- Rear level garden with workshop and patio area
- En-suite shower room to main bedroom with bedroom 4 currently used as a dressing room
- Great location for excellent state and independent schools for all ages



Nearest Schools

Primary Schools: Selsdon Primary and Nursery School 0.6 miles, Ridgeway Primary 0.8 miles, Gilbert Scott Primary 0.9 miles
Secondary Schools: Royal Russell School 0.4 miles, Croham Hurst School 0.6 miles, Croydon High School 0.8 miles



Transport Information

Train Stations: Sanderstead 1.1 miles, South Croydon 1.3 miles, Purley Oaks 1.3 miles



Address

Farley Road, Selsdon, South Croydon, Surrey, CR2



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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