



RAYNERS
TOWN & COUNTRY

SELCROFT ROAD
PURLEY, SURREY, CR8 1AS

50 SELCROFT ROAD

PURLEY, SURREY, CR8 1AS

GUIDE PRICE OF £1,250,000

A charming and characterful property situated in one of Purley's most sought after roads. The house offers spacious accommodation to include a grand entrance hall, a very large lounge which extends 30 feet from the front to the back of the house, allowing light to flood in from the dual aspect, as well as through the carefully placed roof windows. Additionally there is a separate dining room as well as an additional reception room off the kitchen. Upstairs there are four generously proportioned bedrooms with the main bedroom having a modern en-suite shower room. There is also a recently fitted family bathroom with a freestanding bath as well as a separate shower. The current owners have loved living in the house and raising their family here, but are now looking to the next stage of their life and giving a new family the opportunity to experience everything this house has to offer.



Located within walking distance of two stations, Purley and Riddlesdown, giving access to both London Bridge and Victoria. There are excellent road links with the A23 giving access to the M25, Gatwick and Heathrow airports and the South Coast. There are a number of desirable schools in the area for all ages including Riddlesdown collegiate and grammar schools Wilsons, Wallington Girls and Wallington boys. Viewing is highly recommended.







To the rear of the house is the large garden which has a lawned area as well as an abundance of mature trees and shrubs particularly along the borders. There are some lovely nooks and crannies that lend themselves to seating areas perfect for a morning coffee whilst watching the array of visiting birds.



50 Selcroft Road



Tenure: Freehold

Local Authority: Croydon Council

Council Tax Band: G

EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynerspropeprties.com

Lettings
01883 622 244
lettings@raynersproperties.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

RAYNERS
TOWN  COUNTRY