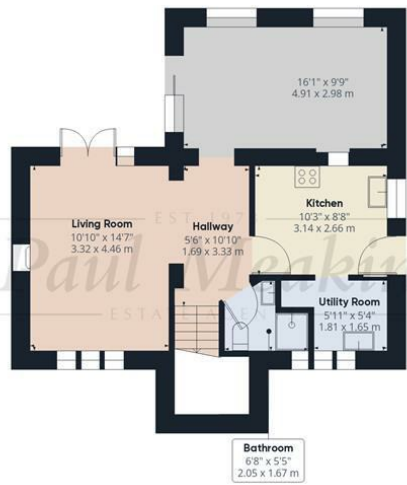
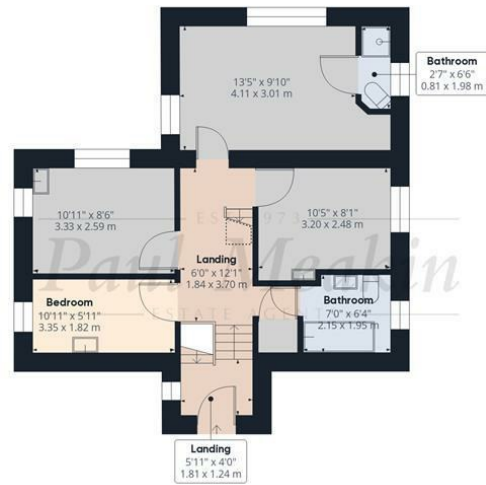




EST 1973  
**Paul Meakin** ESTATE AGENTS  
**£695,000** Selsdon Road, South Croydon, CR2 0DF



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1500.21 ft<sup>2</sup>  
 139.37 m<sup>2</sup>

Reduced headroom  
 269.43 ft<sup>2</sup>  
 25.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2



'Chain Free' A rare opportunity to acquire this stunning four bedroom detached family home situated in a great location for transport links and a selection of schools. Internally this home has been refurbished and offers a versatile split level accommodation providing bright and spacious living space which includes a good sized sitting room enjoying direct access to the garden a downstairs shower room, refitted kitchen with separate utility room plus a large second reception area. The first floor offers four bedrooms a fitted bathroom and open staircase up to loft area with sky light. The property can be access via the rear of the plot which has a detached garage and off street parking for two vehicles. The garden is landscaped over three areas and the plots positions means great views across the rear over South Croydon. The home offers scope to extend STPP and is a must view for buyers to appreciate, location, internal presentation and size. The location is very popular, with excellent schools such as Ridgeway Primary, Sanderstead Train station offers links to central London, Sanderstead Village has a range of traditional shops and benefits from a Waitrose supermarket. The area has beautiful outside recreational spaces and golf courses are also close by.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Detached
- Refurbished four bedroom
- Scope to extend STPP
- Refitted kitchen
- Three bathrooms
- Detached garage
- Off street parking
- Views across South Croydon
- Chain free



Entrance Hall  
10'10 x 5'6 (3.30m x 1.68m)

Living room  
14'7 x 10'10 (4.45m x 3.30m)

Kitchen  
10'3 x 8'8 (3.12m x 2.64m)

Utility room  
5'11 x 5'4 (1.80m x 1.63m)

Reception room  
16' x 11 x 9'9 (4.88m x 3.30m x 2.97m)

Shower room

Landing  
12'1 x 6' (3.68m x 1.83m)

Bedroom  
13'5 x 9'10 (4.09m x 3.00m)

En-Suite

Bedroom  
10'11 x 8'6 (3.33m x 2.59m)

Bedroom  
10'11 x 8'6 (3.33m x 2.59m)

Bedroom  
10'5 x 8'1 (3.18m x 2.46m)

Bedroom  
10'11 x 5'11 (3.33m x 1.80m)

Bathroom  
7' x 6'4 (2.13m x 1.93m)

Garage

