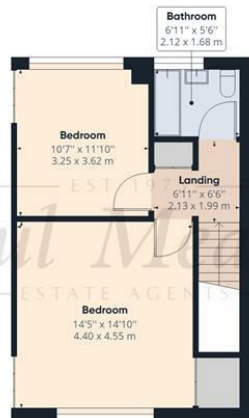


Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1311.07 ft²
 121.80 m²

(1) Excluding balconies and terraces

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

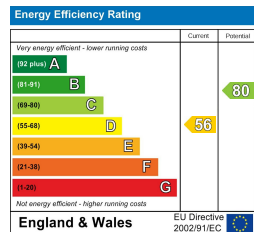
GIRAFFE360



Offers In Excess Of £600,000 Sylvan Close, South Croydon, CR2 8DS



LARGE REAR GARDEN Do not miss this rare opportunity to acquire this CHAIN FREE two double bedroom detached chalet bungalow which is nestled away within a cul de sac location and is conveniently located for Selsdon High street and its variety of shops and amenities. There is a good selection of bus services locally and both private and state schools. Internally the property benefits from two separate reception rooms, fitted kitchen measuring 16'2 x 8'9, downstairs cloakroom, two large bedrooms, fitted family bathroom, integral garage, extremely large landscaped rear garden (approx 90ft x 55ft), double glazed windows, gas central heating via radiators and off street parking. This property also has the potential to extend (STPP). Freehold/ Croydon council tax band F/ EPC D.



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



Entrance Hall

Lounge

16'3 x 17'9 (4.95m x 5.41m)

Kitchen

16'2 x 8'9 (4.93m x 2.67m)

Downstairs W.C

Dining Room

11'1 x 8'10 (3.38m x 2.69m)

Landing

Bedroom

14'5 x 14'10 (4.39m x 4.52m)

Bedroom

10'7 x 11'10 (3.23m x 3.61m)

Bathroom

Garden

Garage

8'8 x 18'1 (2.64m x 5.51m)

Off Street Parking

