

- Entrance Hall
- W/C
- Kitchen  
11'10 x 13'7 (3.61m x 4.14m)
- Living Room  
11'8 x 22'0 (3.56m x 6.71m)
- Dining Room  
11'6 x 10'8 (3.51m x 3.25m)
- Landing
- Bedroom  
14'5 x 12'11 (4.39m x 3.66m)
- Ensuite
- Bedroom  
14'8 x 10'4 (4.47m x 3.15m)
- Bedroom  
11'7 x 8'8 (3.53m x 2.64m)
- Bedroom  
8'10 x 11'3 (2.69m x 3.43m)
- Bedroom  
8'11 x 8'3 (2.72m x 2.51m)
- Bathroom
- Garden
- Garage  
13'11 x 16'9 (4.24m x 5.11m)
- Off Street Parking

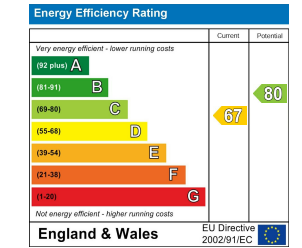


Approximate total area<sup>n</sup>  
 1779.43 ft<sup>2</sup>  
 165.31 m<sup>2</sup>

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



**£785,000** Ridge Langley, South Croydon, CR2 0AR



Welcomed to the market is this rarely available and attractive five bedroom detached family home which is situated within the popular Selsdon Ridge and is conveniently located for Selsdon's shops and local amenities, frequent bus services to surround areas and local woodland. Internally the property benefits from an impressive living room measuring 11'8 x 22'0, separate dining room, refitted kitchen, useful W.C, ensuite to master bedroom, refitted family bathroom, garage measuring 13'11 x 16'9, secluded rear garden and off street parking. Ridge Langley is a popular and quiet location, so call now to appreciate size, standard and location. Freehold/ Croydon Council tax band G/ EPC D.



TAX BAND: G  
 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

