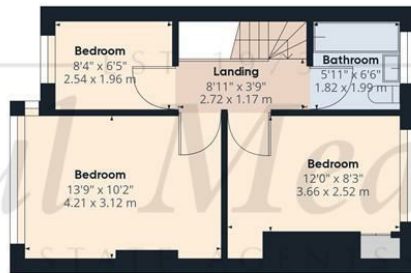


Ground Floor



Floor 1

Approximate total area<sup>1</sup>  
 1024.06 ft<sup>2</sup>  
 95.14 m<sup>2</sup>

(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.

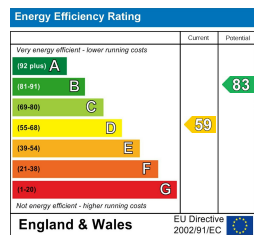
GIRAFFE360



Offers In Excess Of £500,000 Benhurst Gardens, South Croydon, CR2 8NU



Welcomed to the market is this CHAIN FREE extended three/four bedroom end of terraced family home which is conveniently located for Selsdon High street with its shops and amenities, frequent bus services to surrounding areas, a good variety of private and state schools as well as woodland and Selsdon recreational ground. Internally the property benefits from a refitted kitchen/breakfast room, large through lounge, useful downstairs cloakroom, separate reception/ground floor bedroom, fitted family bathroom, double glazed windows, gas central heating via radiators, level rear garden and off street parking. Call now to avoid disappointment. Freehold/ Croydon council tax band E / EPC D.



TAX BAND: E

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

Living Room

13'11 x 11'3 (4.24m x 3.43m)

Dining Room

11'10 x 10'6 (3.61m x 3.20m)

Kitchen

8'8 x 14'4 (2.64m x 4.37m)

Lean to

6'3 x 4'10 (1.91m x 1.47m)

Reception Room/Bedroom

10'9 x 7'3 (3.28m x 2.21m)

W/C

Landing

Bedroom

13'9 x 10'2 (4.19m x 3.10m)

Bedroom

12'0 x 8'3 (3.66m x 2.51m)

Bedroom

8'4 x 6'5 (2.54m x 1.96m)

Bathroom

Garden

Off Street Parking

