

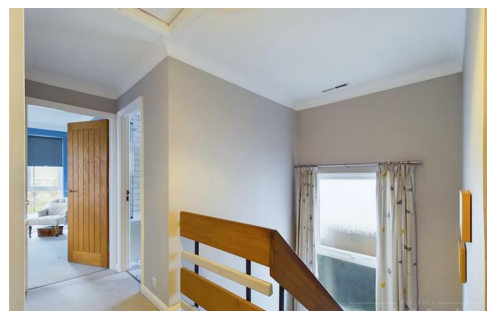
Entrance Hall
Kitchen/diner
9'9" x 22'3" (2.98 x 6.80)
Utility Room
Office
6'5" x 6'11" (1.96 x 2.11)
Downstairs WC
Living Room
20'4" x 12'3" (6.21 x 3.75)
Double Garage
11'4" x 17'3" (3.46 x 5.26)
Landing
Master bedroom
13'11" x 10'6" (4.26 x 3.21)
En-Suite
6'4" x 7'4" (1.94 x 2.24)
Bathroom
6'4" x 7'3" (1.94 x 2.21)
Bedroom
11'5" x 11'6" (3.50 x 3.53)
Bedroom
10'5" x 11'6" (3.18 x 3.53)
Bedroom
8'2" x 9'8" (2.50 x 2.97)
Private garden
Off street parking



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

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 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



Welcomed to the market is this rarely available, stunning four bedroom detached family home which is situated within the quiet location of the popular Selsdon Ridge and is conveniently located for Selsdon's shops and local amenities, frequent bus services to surrounding areas and links to local ancient woodlands and picturesque green belt. Another great advantage of this location, is being in the catchment area for highly regarded primary and secondary schools. Internally, the property benefits from an impressive living room with access into the rear garden, a bright, modern refitted kitchen/diner, useful utility room with direct access into the double garage, home office and downstairs WC, four well-proportioned bedrooms, all with built in storage, ensuite to master bedroom, refitted family bathroom, ample landing storage, luxury solid oak wood floors and doors throughout, a secluded and sunny south-west facing rear garden with a level patio area and a raised lawn and off street parking for two cars. The property also benefits from modern conveniences, including electric vehicle charging, smart Nest thermostat heating and fibre broadband. Plus, the property has potential to extend above the garage, subject to planning permission. 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.

