

EST 1973

Paul Meakin

ESTATE AGENTS

Approximate total area^m

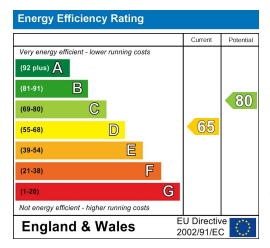
989 ft²

91.8 m²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Porch 4'8" x 5'3" (1.43 x 1.61)	Conservatory 10'0" x 7'4" (3.07 x 2.26)	Bedroom Two 11'5" x 9'5" (3.49 x 2.88)
Downstairs WC	Utility Room 4'6" x 15'3" (1.38 x 4.65)	Bedroom Three 11'5" x 9'5" (3.49 x 2.88)
Living Room 12'3" x 14'4" (3.74 x 4.37)	Garage 7'7" x 18'9" (2.33 x 5.73)	Bathroom 6'8" x 5'8" (2.04 x 1.73)
Dining Room 9'2" x 9'5" (2.80 x 2.89)	Landing	Garden
Kitchen 8'11" x 9'6" (2.73 x 2.90)	Bedroom One 9'0" x 14'6" (2.75 x 4.42)	

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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



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£450,000 Ambleside Gardens, South Croydon, CR2 8SE



Paul Meakin welcome to the market this well-presented, chain-free three-bedroom semi-detached family home, ideally positioned close to the amenities of Selsdon Village. The property offers a practical and versatile layout, perfectly suited to modern family living, and further benefits from a garage and off-street parking.

The ground floor accommodation is well proportioned throughout, comprising a spacious and light-filled reception room and an open-plan kitchen/dining area, ideal for everyday living and entertaining. This space is enhanced by a bright conservatory overlooking the rear garden. The kitchen provides ample storage and is complemented by an adjoining utility area, while a convenient downstairs WC completes the ground floor.



To the first floor are three generously sized bedrooms, with the principal bedroom benefiting from built-in wardrobe storage, along with a family bathroom.

Externally, the property enjoys a private, low-maintenance rear garden providing a pleasant outdoor retreat. The location is particularly appealing, situated within approximately a quarter of a mile of regular bus services offering easy access to Croydon and central London. The property is also close to open countryside, including the Bird Sanctuary and Farleigh Common Golf Club. A selection of well-regarded public and private schools are nearby, alongside local shops within walking distance, including Sainsbury's and Aldi.

- Chain-free three-bedroom semi-detached home
- Well presented throughout
- Close to Selsdon Village amenities
- Spacious reception room
- Open-plan kitchen/dining room
- Bright conservatory
- Utility area and downstairs WC
- Private, low-maintenance rear garden
- Garage and off-street parking
- Excellent transport links, schools and countryside nearby

