

Asking Price: Offers In Excess Of £500,000

Byron Road | Selsdon | Surrey | CR2 8DZ

Pollard Machin

estate agents since 1885

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A generously proportioned three-bedroom semi-detached house, set on a quiet and attractive street in Selsdon, offering a 1,003 sq ft floorplan with a particularly impressive private rear garden, garage and driveway.

The property has a bright and welcoming feel, with well-proportioned rooms and excellent natural light throughout. The ground floor features an exceptionally spacious 25'1" x 11'6" dining/reception room with ample space for a relaxed living area and also a large dining table and chairs. The kitchen also has attractive views over the rear garden.

The property features three bedrooms, including two generous doubles, together with a family bathroom. In need of modernisation, this represents an great opportunity to create a stylish contemporary home while retaining the excellent proportions and character of the existing accommodation.

A particular highlight is the beautifully established rear garden, providing an exceptional outdoor space for families, entertaining and gardening, with considerable scope for further landscaping.

The private driveway provides off-street parking and leads to the integral garage, offering valuable additional storage and practicality.

Byron Road is conveniently placed for Selsdon's excellent range of local amenities, including independent shops, everyday services and a large Sainsbury's. The area is particularly popular with families, with a selection of well-regarded schools nearby.

Excellent transport connections provide access towards East Croydon and central London, making the property equally suited to families and commuters.

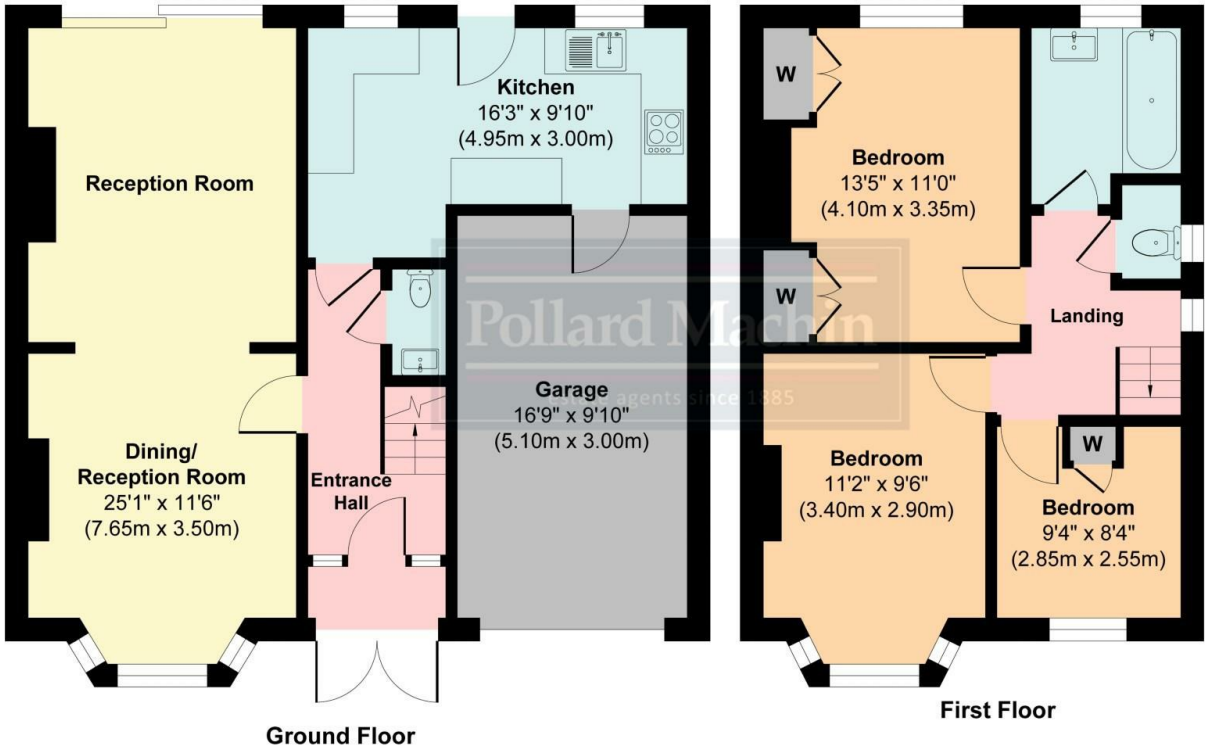
An appealing combination of space, privacy, substantial garden, garage and excellent potential for improvement, in a peaceful Selsdon location close to amenities, schools and transport links to London. EPC rating: C. Council tax band: E.












**Byron Road, Selsdon, CR2**
**Approx. Gross Internal Area 1,003 sq. ft / 93.22 sq. meters**

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
**Plan produced by AR Net Media-www.arnetmedia.uk**

## Key Features:

- Three bedrooms
- Beautiful, large garden
- Spacious reception
- Chain-free sale
- Garage and driveway
- Huge potential for next owners
- Quiet street
- Ideally located for amenities and travel links
- Potential to extend STPP

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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