



Selsdon Road, South Croydon

Guide Price £375,000



Selsdon Road

South Croydon

Vendor comments "I have been fortunate to call this wonderful house home for over 25 years and it has been a place filled with comfort, happiness and cherished memories. From the moment I first stepped inside, I was drawn to the generous living space and the additional attic room, which has provided invaluable flexibility over the years.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Characterful and spacious family home
- Sought-after South Croydon location
- Three bedrooms plus a converted loft area, ideal for a home office, studio or storage space.
- Close to South Croydon Station
- Excellent location for families, close to well-regarded schools
- Flexible accommodation ideal for multi-generational living or home working
- Friendly and established residential neighbourhood
- Conveniently located for local amenities, cafés and South End's popular dining scene
- Private and secluded rear garden





Entrance hall

Reception

28' 9" x 12' 8" (8.76m x 3.86m)

Kitchen

13' 5" x 7' 8" (4.09m x 2.34m)

Bedroom One

8' 10" x 12' 8" (2.69m x 3.86m)

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

Bathroom

Bedroom Three

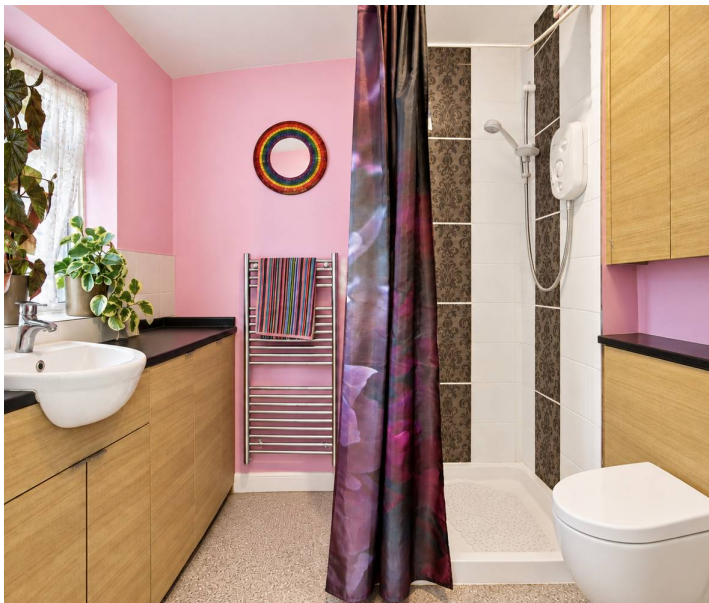
12' 7" x 11' 3" (3.84m x 3.43m)

Loft

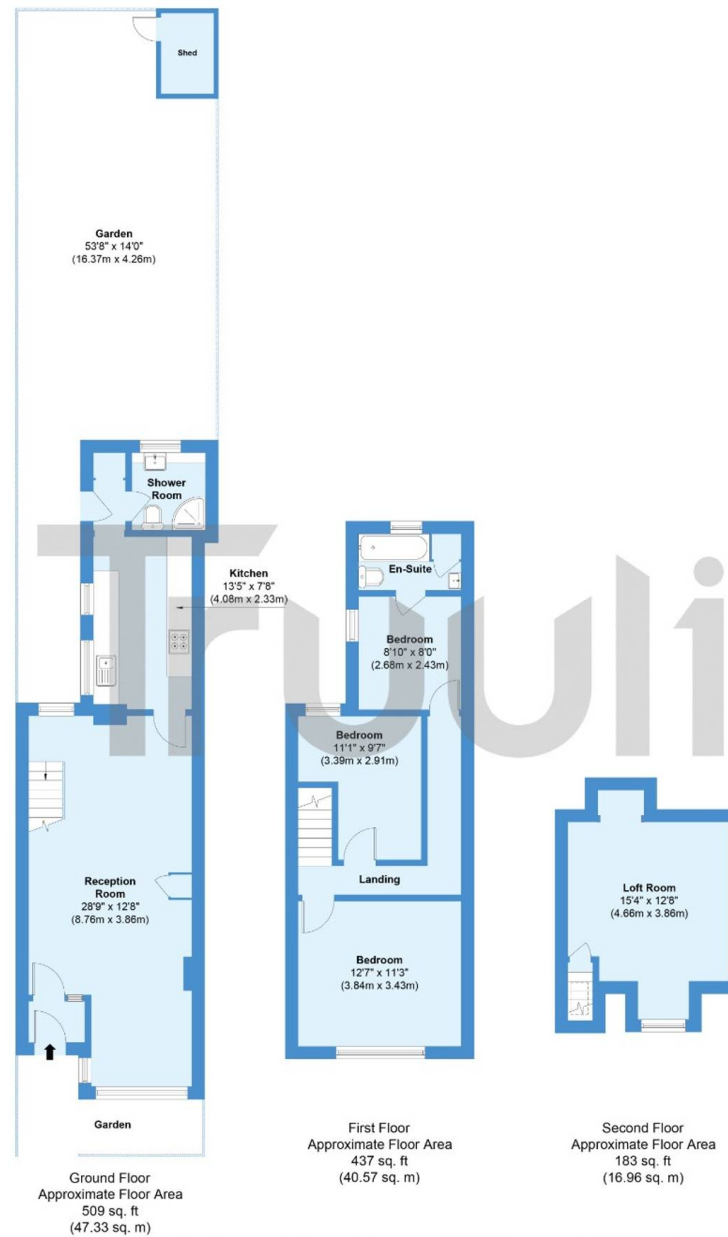
15' 4" x 12' 8" (4.67m x 3.86m)

Garden

53' 8" x 14' 0" (16.36m x 4.27m)



Selsdon Road, CR2



Approximate Gross Internal Area = 104.87 sq m / 1129 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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