EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area[1]
1303 ft²
121.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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£550,000 Selsdon Park Road, South Croydon, CR2 8JF





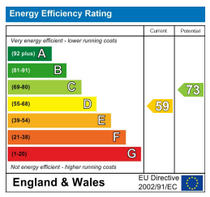
Nestled on the desirable Selsdon Park Road in South Croydon, this extended semi-detached house offers a perfect blend of space and comfort for family living. Boasting four/five well-proportioned bedrooms, this property is ideal for those seeking ample room for a growing family or the flexibility to create a home office or guest room.

Upon entering, you are welcomed by two inviting reception rooms, providing versatile spaces for relaxation and entertainment. The ground floor also features a convenient shower room, enhancing the practicality of the home. Ascending to the first floor, you will find a family shower room, thoughtfully designed to cater to the needs of a busy household.

The large rear garden is a standout feature, offering a private outdoor retreat for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-street parking, ensuring convenience for residents and visitors alike.

Location is key, and this home does not disappoint. It is situated close to various bus services and the Tramlink, providing excellent transport links for commuting or exploring the wider area. Furthermore, local schools are within easy reach, making this an ideal choice for families prioritising education.

In summary, this semi-detached house on Selsdon Park Road presents a wonderful opportunity for those seeking a spacious and well-located family home. With its generous living areas, ample bedrooms, and a delightful garden, it is sure to appeal to a variety of buyers.



Entrance Hall

Kitchen
7'10 x 11'10 (2.39m x 3.61m)

Living Room
12'11 x 11'6 (3.94m x 3.51m)

Dining Room
10'11 x 12'0 (3.33m x 3.66m)

Hallway

Reception/Bedroom
10'6 x 15'11 (3.20m x 4.85m)

Shower Room

Bedroom
10'0 x 7'3 (3.05m x 2.21m)

Landing

Bedroom
13'2 x 11'3 (4.01m x 3.43m)

Bedroom
11'1 x 11'11 (3.38m x 3.63m)

Bedroom
8'1 x 8'10 (2.46m x 2.69m)

Bathroom

Covered outdoor space
9'8 x 13'6 (2.95m x 4.11m)

Garden

Off street parking

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

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- Extended five bedroom
- Large rear garden
- Off street parking for 2 cars
- Downstairs wet room
- Refitted shower room











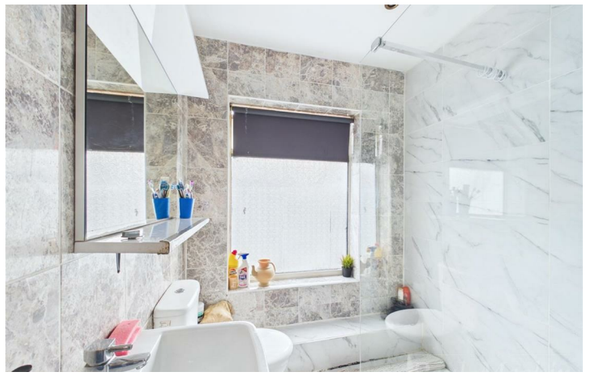














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