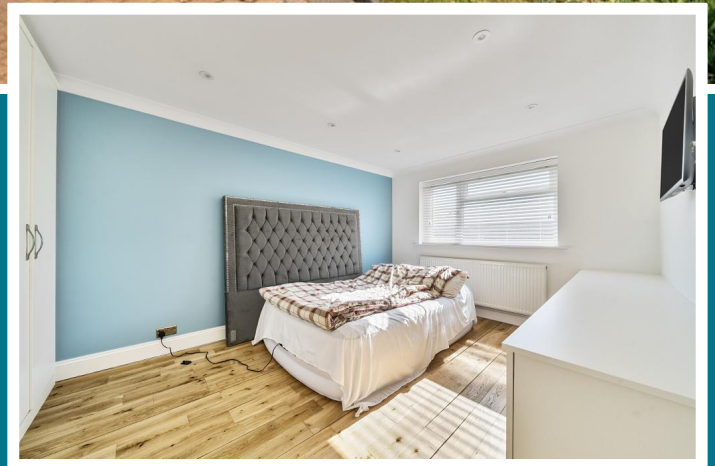
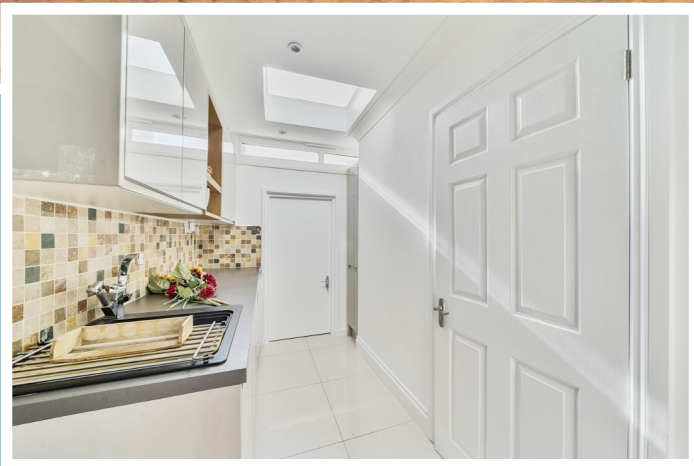


3 Bedroom Semi-Detached

Mallard Road, Selsdon Vale, CR2 8PX

£475,000



- 3 Bed Semi
- Utility Room
- Family Bathroom with Separate Shower
- Sun Room
- EPC D
- Council Tax Band: D
- Recently Modernised
- Downstairs WC & Shower Room
- Large Driveway & Garage
- Scope to extend STPP
- No Onward Chain



3 Bedroom Semi-Detached

£475,000

Mallard Road, Selsdon Vale, CR2 8PX

NO ONWARD CHAIN

Hannah James Estates are delighted to present to the market this beautifully presented, three-bedroom, semi-detached home which has been recently modernised and is located on the popular and sought after Selsdon Vale development. It is being sold with no onward chain and potential scope to extend, subject to planning permission (STPP). The home benefits from far-reaching views of the Bird Sanctuary.

The property has been greatly improved with a striking interior throughout, comprising a bright spacious living room, modern fitted kitchen/breakfast room, with adjoining sun room, which enjoys a beautiful aspect with direct access to the garden, making it a great space for hosting family and friends. Completing the ground floor is the well equipped utility room and downstairs shower room with WC. From the utility room there is further access to the rear garden and garage which offers further scope to extend STPP.

The kitchen provides a range of attractive wall and base units complemented by integrated appliances and breakfast bar.

The first floor continues to impress with a bright landing, modern bathroom comprising a wash-hand basin with vanity unit, bath, separate shower and WC. The principal bedroom has fitted wardrobes and wonderful views across to the Bird Sanctuary, and the rear double bedroom overlooks the garden. Completing the first floor is the third single bedroom and there is a useful airing cupboard for storage.

Adding to the appeal of this beautiful family home is the stunning, tiered rear garden, comprising a generous paved patio, a lawn and an elevated decked area with pergola and stunning views. To the front of the property is a lawned area, the large driveway, providing parking for several cars and access to the garage.

Location

The property is enviably located in a highly sought after residential road within easy access of nearby Selsdon High Street, with Aldi, Sainsbury's, Costa Coffee, convenience stores and a variety of restaurants.

Additionally, there are a number of excellent schools in the area including Croydon High School for Girls and nearby Greenvale Primary, which is only a few minutes walk from the property.

The area also boasts of numerous recreational facilities including Farleigh Court Golf course and the Bird Sanctuary offering wonderful open spaces and woodland walks. Croydon itself can be accessed via the 433 bus route which is a 3 minute walk from the Property, with excellent links to East Croydon train station with its fast and frequent services to London Bridge and London Victoria and the South Coast.







Mallard Road, South Croydon, CR2

Approximate Area = 1001 sq ft / 92.9 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1153 sq ft / 107 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hannah James Estates. REF: 1271972

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Consumer note: These details should not be relied on for accuracy or completeness and do not form part of any agreement. No appliances or warranties are to be tested or examined by us. A prospective buyer should rely entirely on their own conveyancer to enquire as to the title and ownership and any questions they may have about local consents or questions about the area and the sale contract must prevail. Hannah James Estates is regulated by the PRS No. 4386 and is a trading name of Manchesters Solicitors which is Authorised and Regulated by the SRA under SRA No. 58391.