



RAYNERS
TOWN & COUNTRY

**95 UPPER SELSDON ROAD
SOUTH CROYDON, SURREY, CR2 0DP**

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GUIDE PRICE £575,000

This delightful 3-bed detached house, cherished by one family since it was built, offers a rare chance to own a lovely family home on a large plot. With two welcoming reception rooms, a first-floor bathroom, and a vast garden, this property is brimming with promise for family life and garden lovers alike. Lovingly maintained by the same family since construction, this house retains a warm, lived-in charm that's hard to replicate. Two reception rooms give you abundant scope to entertain, relax, or adapt to your lifestyle needs. Set on a large plot, the extensive garden offers endless potential. Fabulous scope to extend (STPP) or update to your own taste. Just a short walk to well-served bus routes, this home provides easy access to amenities and commuter links. Offered to the market with no onward chain.

Upper Selsdon Road is within easy reach of the comprehensive range of amenities in South Croydon and Selsdon including Sainsburys together with a choice of desirable schools. Croham Hurst Golf Club, easy pedestrian access to Croham Hurst Woods, Littleheath Woods and bus services into Croydon and Purley.





95 Upper Selsdon Road



Total Area: 109.9 m² ... 1183 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold
Local Authority: Croydon Council
Council Tax Band: F
EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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