

FOR SALE



Croham Valley Road , South Croydon

4 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £690,000





Struggling to find the perfect property? Tired of viewing homes that don't quite measure up? Then look no further than this superb semi-detached house, which offers space, flexibility, and a fantastic setting - ideal for family living.

- Lovely Family Home
- Four Bedrooms
- Two Bathrooms
- Large Living Room
- Garage
- Off Road Parking
- Sunny Garden

Situated in a quiet residential location, yet within easy reach of the excellent shopping and amenities in Selsdon, this well-presented home provides generous and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, a spacious reception/dining room ideal for both everyday living, a fitted kitchen, and a useful utility room with WC. Upstairs, the property continues to impress with three large bedrooms, along with a fourth smaller bedroom which could also serve as a study or nursery. and two bathrooms.

Externally, the property benefits from off-road parking to the front, a garage to the side, and a large rear garden, perfect for families, outdoor entertaining, or future potential.

Properties of this quality and in such a desirable location are rarely available, so early viewing is highly recommended. Call us today to avoid disappointment

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approximate Gross Internal Area 1650 sq ft - 153 sq m
(Including Garage)**

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 668 sq ft – 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

