

FOLKLANDS



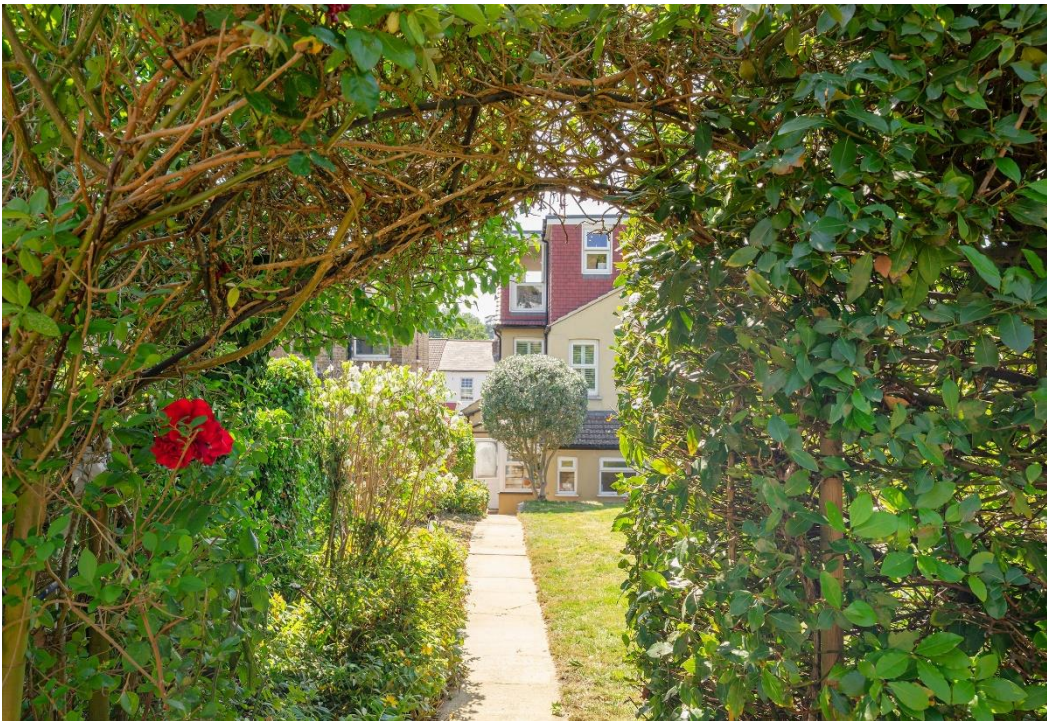
SELSDON ROAD, SOUTH CROYDON

GUIDE PRICE £525,000

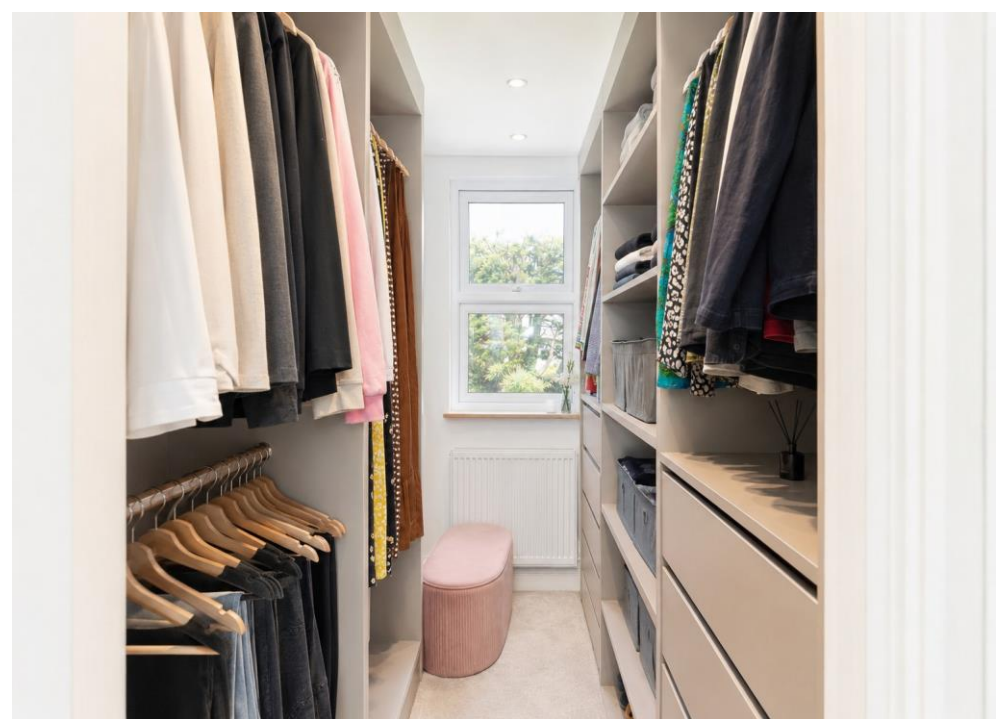


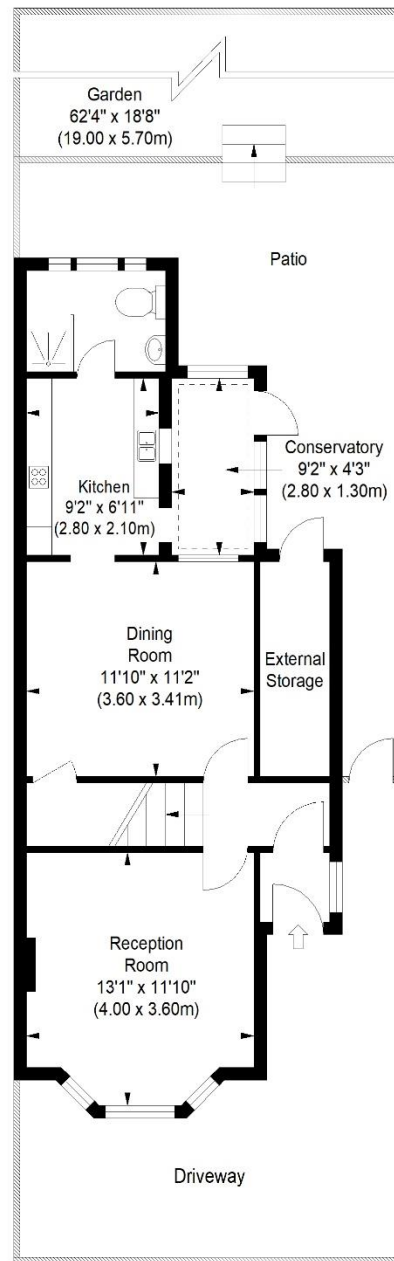












Ground Floor



First Floor

Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

Selsdon Road

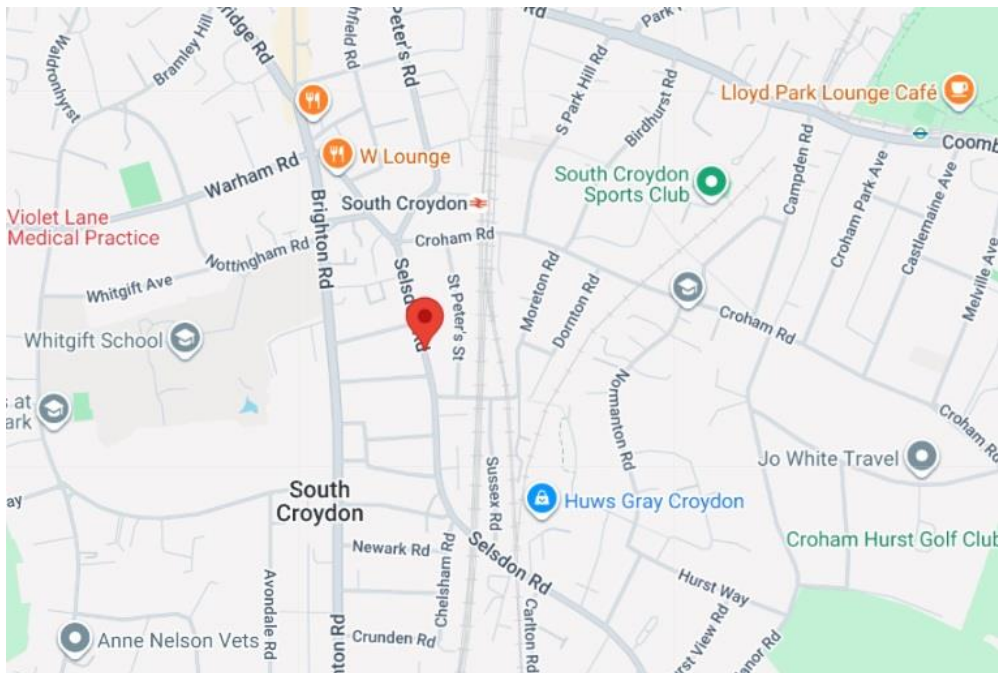
Approximate Gross Internal Area (Excluding External Storage & Conservatory)

1207 sq ft / 112.11 sq m

Approximate Gross Internal Area (Including External Storage & Conservatory)

1299 sq ft / 120.66 sq m

- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ LARGE REAR GARDEN & SIDE ACCESS
- ❖ OFF-ROAD PARKING
- ❖ WELL-PRESENTED THROUGHOUT
- ❖ TWO STYLISH BATHROOMS
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LOFT-EXTENDED BEDROOM WITH WALK-IN DRESSING ROOM
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



**** Large Rear Garden ** Off-Road Parking **** A superbly presented three-bedroom period semi-detached house situated within this popular residential area, conveniently located 0.2 miles from South Croydon train station, one mile from East Croydon train station, and nearby to several well served bus routes.

This bright & spacious home is arranged over three floors, and benefits from having two stylish bathrooms, excellent decor throughout, there is hard flooring throughout the ground floor and the house benefits from a small conservatory & a large brick-built storage room. Externally, there is off-road parking to the front, side access and a beautifully landscaped private rear garden, which features a large lawn with mature shrub/ hedge borders and a secluded entertainment area to the rear with a stone pizza oven & BBQ area.

The accommodation comprises a 21' loft-extended bedroom with walk-in dressing room, two further bedrooms, a stylish three-piece first floor bathroom with free-standing bath, a bay-fronted living room with feature fireplace, a full-width dining room with understairs cupboard, a contemporary fitted kitchen, a three-piece shower room with walk-in cubicle and a small conservatory with direct access onto the rear garden.

Furthermore, this property sits nearby an array of local shops, cafes & restaurants and is within walking distance to Lloyd Park, Park Hill Park, & Croham Hurst Woods. Being in such a convenient location, we feel that this property would make the perfect home for first time buyers or a young family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		