

FOR SALE



Boxford Close, Selsdon

4 Bedrooms, 2 Bathroom, Detached House

Asking Price Of £730,000

MARTIN&CO



Boxford Close, Selsdon

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- Fantastic Family Home
- Four Bedrooms & 2 Bathrooms
- Two Reception Rooms
- Large Office Cabin
- Beautiful Garden
- Garage & Off Road Parking
- Minutes Away from Fantastic School

Struggling to find the perfect property? Tired of viewing homes that don't quite measure up? Then look no further than this superb four-bedroom detached house, offering space, flexibility, and a fantastic setting - ideal for family living, with excellent potential to extend (subject to the usual planning consents).

Situated in a quiet residential location, yet within easy reach of the excellent shopping facilities and amenities in Selsdon, including highly regarded private school, this well-presented home provides generous and versatile accommodation throughout. The house is also within walking distance of transport links and the popular Bird Sanctuary.

The ground floor comprises a welcoming entrance hall, a spacious reception room, dining room, fitted kitchen, downstairs WC, and ample storage space. Upstairs, the property continues to impress with four double bedrooms and two bathrooms.

Externally, the property benefits from off-road parking to the front, a garage, and a large rear garden with a vegetable patch - perfect for families and outdoor entertaining. There is also a useful outbuilding, ideal for use as a home office, gym, or playroom.

The property further benefits from excellent potential to extend to the rear and side, making it an exciting long-term family home opportunity.

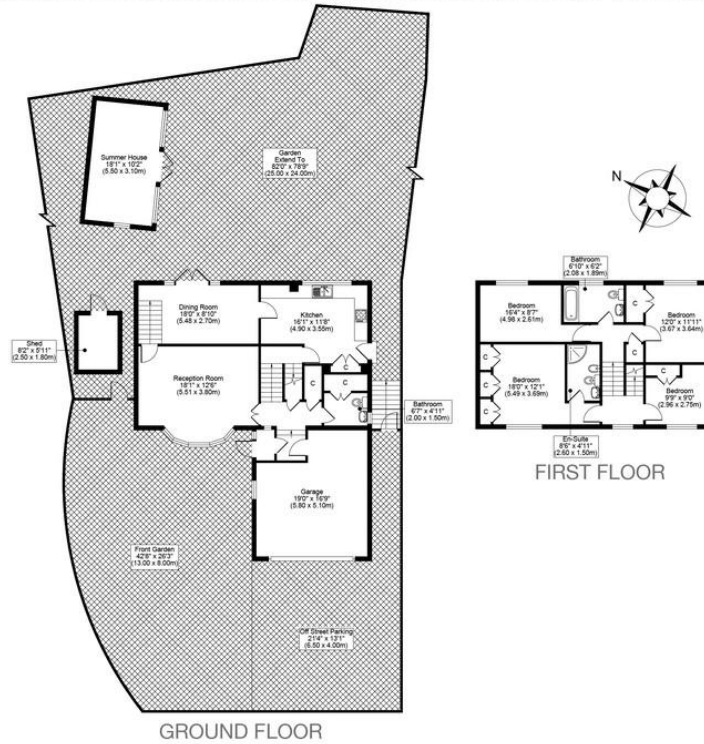
Properties of this quality, in such a desirable location, rarely become available, so early viewing is highly recommended. Call us today to avoid disappointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



BOXFORD CLOSE, CR2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING/SHED 2028 SQ.FT (188 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING/SHED 1516 SQ.FT (141 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

