FOLKLANDS

Selsdon Road, South Croydon

Guide price £395,000

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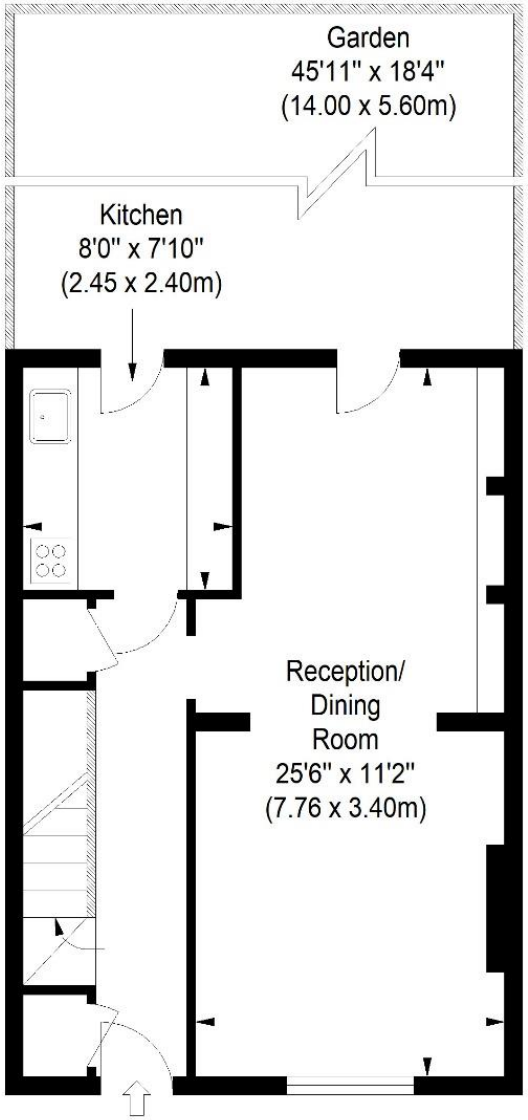
THE LYCEUM THEAT

TAPIOCA

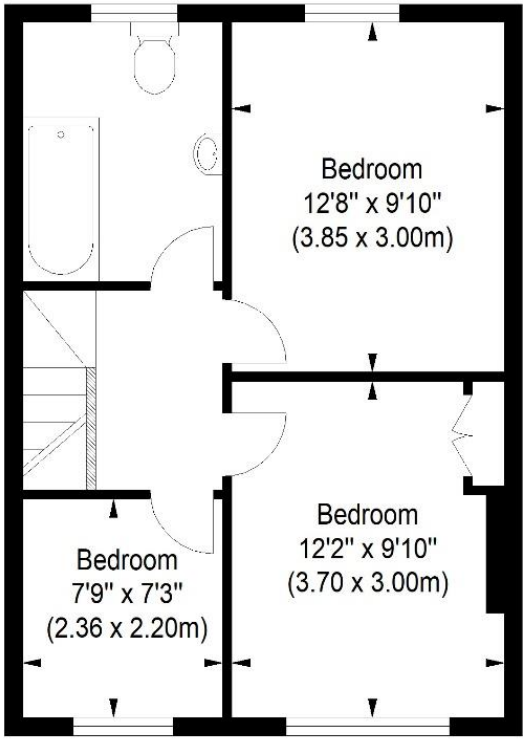
Selsdon Road

Approximate Gross Internal Area

881 sq ft / 81.89 sq m



Ground Floor



First 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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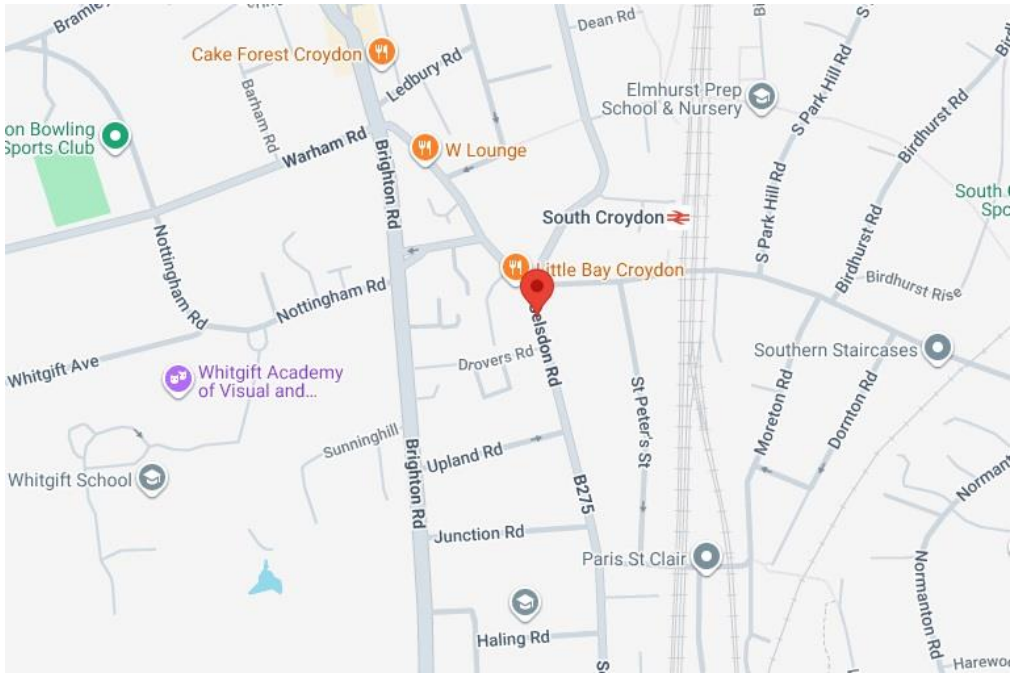
362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Three Bedroom - Chain Free
- Period Terrace House
- Well-Presented Throughout
- 45' West Facing Rear Garden
- Smart First Floor Bathroom
- 0.1 Miles from South Croydon Train Station
- Excellent Local Amenities
- New Combi-Boiler (April 26)
- 25' Double Reception Room
- EPC EER C

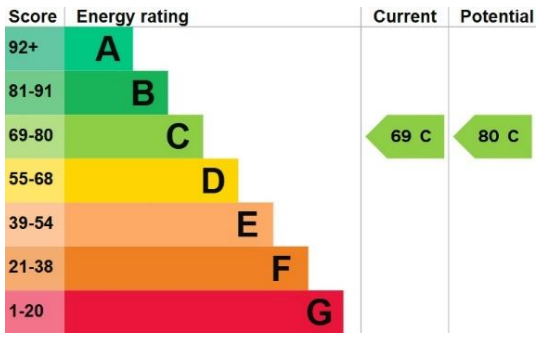


**** Chain Free ** A well-presented three-bedroom period terrace house, situated within this popular residential area, conveniently located 0.1 miles from South Croydon train station, 0.9 miles from East Croydon train station, and nearby to several well served bus routes.**

This bright & airy home has been well cared for by the present owners; it enjoys good decor throughout, is fully double glazed and has gas central heating (New combi-boiler installed in April 2026). Notably, the house boasts a beautiful west facing garden which will enjoy all of the afternoon and evening sunshine, making it perfect for entertaining.

The accommodation comprises two spacious double bedrooms, a third bedroom, a landing with loft access, a smartly styled three-piece first floor bathroom suite, a double reception room with feature fireplace & ample fitted storage, a generous entrance hallway with understairs storage and a separate fitted kitchen. Externally, the garden extends to 45', has two patios and a well-maintained lawn with flower & shrub border.

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.



These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.