



421 Selsdon Road, South Croydon

Offers in Excess of £600,000 FREEHOLD

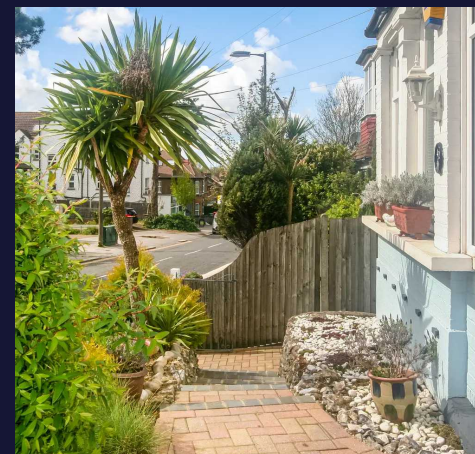
ShineRocks
PROPERTY AGENTS

421 Selsdon Road

South Croydon

An extremely attractive and recently updated, four double bedroom, two bath/shower room, three reception room, semi detached Edwardian family residence, located within five minutes walk of South Croydon station and St Peter's primary school. The property is in need of redecoration, however, some of the recent improvements include: New central heating boiler and radiators, water softener, substantially rewired, new double glazing, exterior redecoration and roof overhaul, block paving to front and side access, beautifully presented rear garden. Enclosed entrance porch, entrance hall, living room with square bay window, dining room with fireplace and French doors to rear garden, spacious breakfast room, fitted kitchen with door to rear patio and garden. Stairs to large cellar with plenty of storage. Stairs to first floor landing, principal bedroom with feature bay window and en suite shower room, two further double bedrooms, family bathroom separate WC. Stairs to second floor landing, large double bedroom, door to large loft room with two windows offering additional storage and potential for conversion to additional room or bathroom stpp (next door has converted this to a shower room). Small front garden with block paved pathway leading to front door and side access. Fully fenced level rear garden with garden shed.

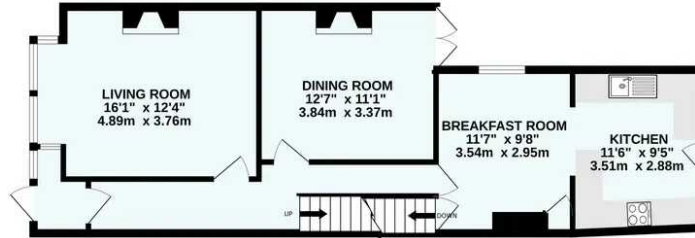
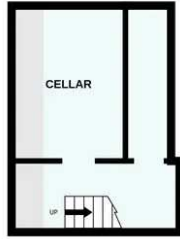
- FOUR DOUBLE BEDROOM EDWARDIAN FAMILY RESIDENCE WITH FULLY FENCED LEVEL REAR GARDEN
- TWO BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS, LARGE CELLAR AND WALK IN LOFT ROOM
- FIVE MINUTES WALK OF SOUTH CROYDON STATION & LESS THAN 20 MINUTES WALK TO SOUTH CROYDON'S RESTAURANT QUARTER
- FOUR/EIGHT MINUTES WALK TO ST PETER'S PRIMARY AND HARRIS PRIMARY ACADEMY





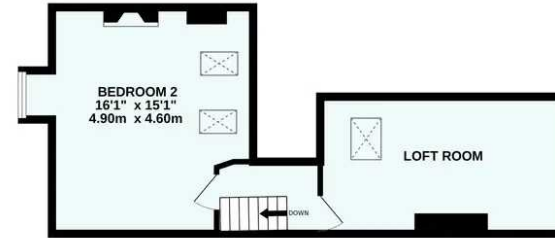
BASEMENT

GROUND FLOOR



1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1910sq.ft. (177.4 sq.m.) approx.

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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.