



**£450,000**  
GUIDE PRICE

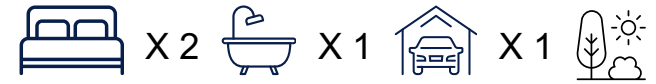
## Selsdon Road, South Croydon, CR2 6PL

Charming and unique period two bedroom railway cottage with 0.21 acres of land offered with no onward chain

**Specialist advice on all property matters**

## Description

Nestled in the heart of Croydon set back from the historic Selsdon Road on a plot of 0.21 acres, this delightful two-bedroom railway cottage offers a rare opportunity to own a piece of the area's rich heritage. Exuding character and charm, this unique period property is perfect for those who appreciate timeless elegance. With distinctive architectural features, this property oozes character from the moment you step on to it.



Accessed off of Selsdon Road, a private driveway leads you up to the secure gates which provide entry onto the grounds. A pathway leads you through well-kept front gardens past a car port and through to the cottage. This home is a rare find, offering a blend of historical charm and modern living. Ideal for professionals, couples, or small families looking for a distinctive home in a vibrant and well-connected area. Further features include a wonderfully welcoming and spacious entrance hall, an inviting and relaxing master bedroom, a bedroom/living area and a bright and airy kitchen diner/living area with floor to ceiling windows allowing for beautiful views of the grounds and excellent natural lighting.

# Description

The size of the ground and nature of the property offer potential for future expansion and, whilst the building is not locally listed, it should be noted that there is a restrictive covenant on the title requiring plans for works within 20' of the British Railways Board land (the embankment) be submitted to the board for prior approval. This may incur additional costs.



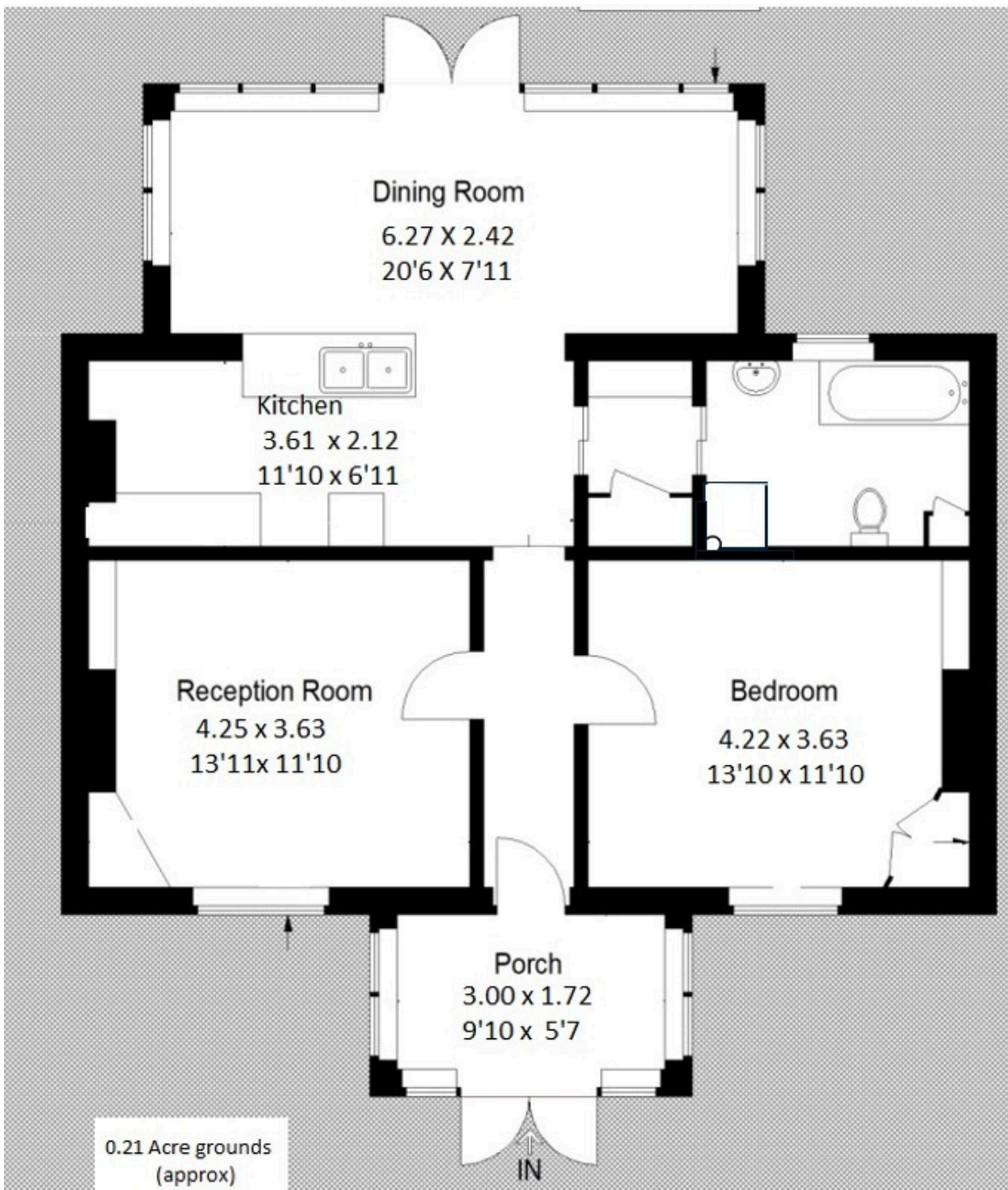
- **Historical Appeal:** The property is believed to have been built in 1880 by the Railway, remaining in their ownership until approximately 1967. This railway cottage retains much of its original charm, with period features lovingly preserved and seamlessly blended with modern conveniences.
- **Inviting Living Spaces:** The spacious living room boasts high ceilings, ceiling height windows allowing for views onto the beautiful grounds and a feature fireplace, creating a warm and welcoming atmosphere ideal for both relaxation and entertaining.
- **Modern Kitchen:** The well-appointed kitchen combines vintage charm with contemporary functionality, featuring ample storage, modern appliances, and a cozy dining area.
- **Stylish Bathroom:** The sizeable bathroom retains a classic feel while offering modern amenities, including a full-sized bathtub, walk in shower enclosure and elegant fixtures.



- **Front and rear gardens:** The charming, well-maintained gardens provides a peaceful escape, perfect for al fresco dining, gardening, or simply unwinding after a long day.
- **Off street parking:** The grounds provide secure gated parking for multiple vehicles as well as a covered car port.
- **Excellent Location:** Situated on Selsdon Road, this property benefits from excellent transport links, with easy access to South Croydon Station, providing swift connections to Central London and beyond. Local amenities include the shops, restaurants and bars of South Croydon's restaurant Quarter.
- **Additional Features:** Gas central heating and double-glazed windows ensure comfort and convenience year-round.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

**Period Two-Bedroom Cottage**

# H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON

~~SURREY~~

SHEET TQ 3263

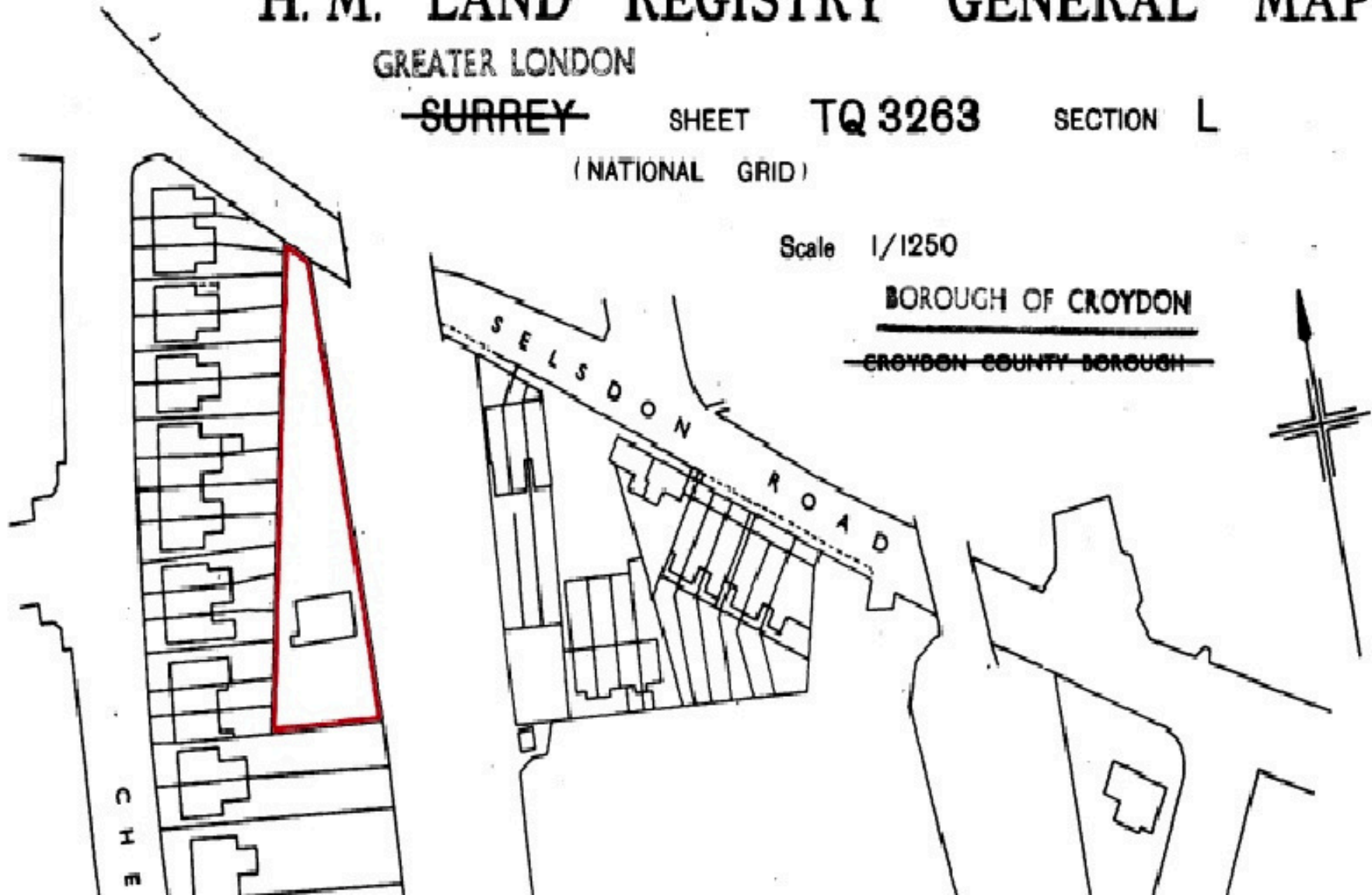
SECTION L

(NATIONAL GRID)

Scale 1/1250

BOROUGH OF CROYDON

~~CROYDON COUNTY BOROUGH~~



**Period Two-Bedroom Cottage**





**Don't miss this exceptional opportunity to own a truly special property. Contact us today to arrange a viewing and experience the charm of this beautiful railway cottage for yourself.**

## To View Contact



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