



barnardmarcus

Upper Selsdon Road, South Croydon CR2 0DZ

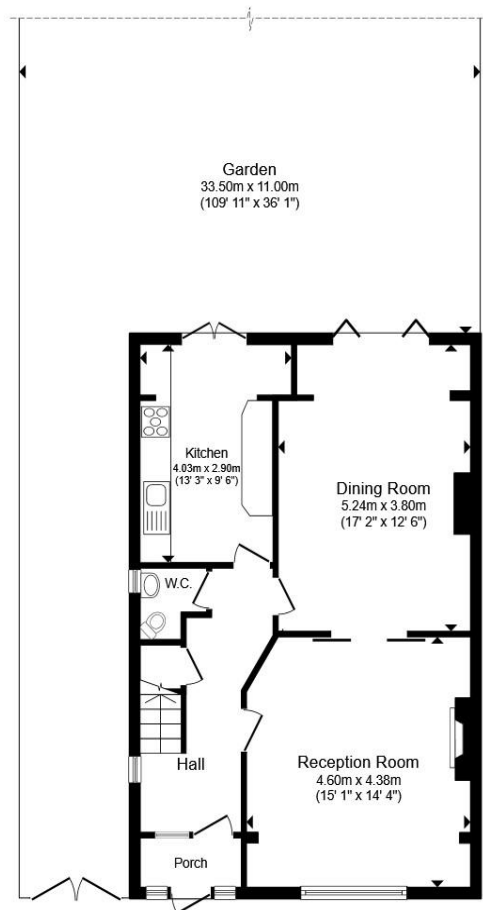
welcome to

Upper Selsdon Road, South Croydon

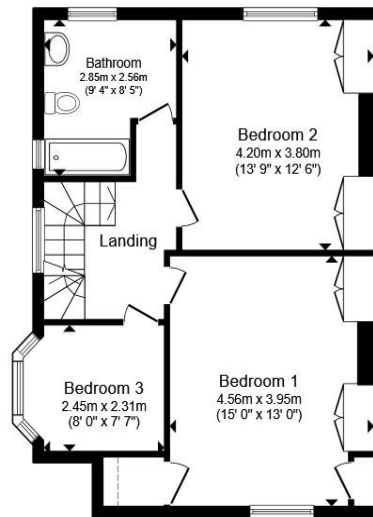
Occupying a generous plot on the ever-popular Upper Selsdon Road, this substantial four-bedroom semi-detached family home offers over 1,680 sq ft of versatile accommodation arranged across three floors, together with driveway parking and an impressive rear garden. The ground floor comprises a welcoming entrance hall, a bright and spacious reception room to the front, and a large dining room overlooking the rear garden, creating an ideal space for family living and entertaining. The fitted kitchen provides ample storage and worktop space, while a convenient ground floor WC completes the accommodation. To the first floor are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom enjoys generous dimensions, whilst the second bedroom offers excellent space for guests or growing families. The third bedroom would also make an ideal nursery, study or home office. The converted loft provides a superb fourth bedroom, featuring excellent floor space, eaves storage and the benefit of an adjoining shower room, creating an ideal principal suite, guest accommodation or private retreat. Externally, the property boasts a large brick-paved driveway providing off-street parking for multiple vehicles. To the rear is a remarkable garden extending to approximately 110ft, offering a substantial lawn, patio area and excellent potential for outdoor entertaining, family activities or future landscaping enhancements. Families are particularly well catered for with a number of highly regarded state and independent schools nearby, whilst residents can enjoy easy access to the open spaces of Selsdon Wood Nature Reserve, Croham Hurst Woods, Lloyd Park and other green spaces that make the area so desirable.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

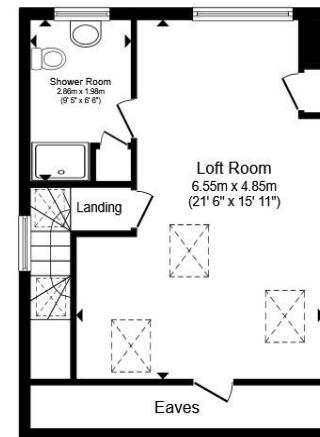




Ground Floor



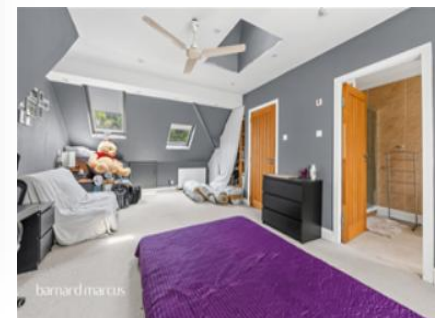
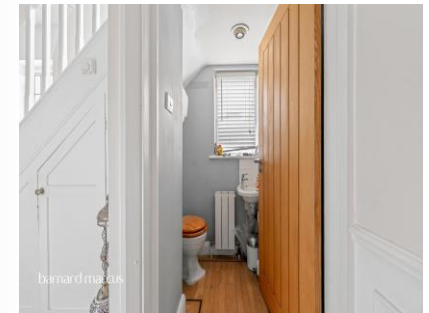
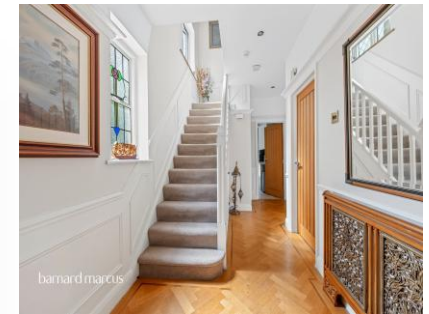
First Floor



Second Floor

Total floor area 156.6 m² (1,686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



**barnard
marcus**

welcome to

Upper Selsdon Road, South Croydon

- Four-bedroom semi-detached family home
- Accommodation arranged over three floors
- Spacious reception room and separate dining room
- Modern fitted kitchen
- Ground floor WC
- Family bathroom and additional shower room
- Driveway parking for multiple vehicles
- Convenient for transport links, schools and green spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110236



Property Ref:
SCS110236 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk