



99 Selsdon Road, South Croydon, Surrey, CR2 6PZ

Pollard Machin

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Description

Well presented two double bedroom semi detached house, occupying a corner plot with private garden and off street parking. EPC rating D.

Accommodation

The property comprises entrance hall, living room with bay window, separate dining room and kitchen to the ground floor along with ample storage including a utility cupboard and access to the private garden. To the first floor are two double bedrooms and a sizeable family bathroom. Benefits include off street parking, private garden, loft storage, double glazing and gas central heating.

Location

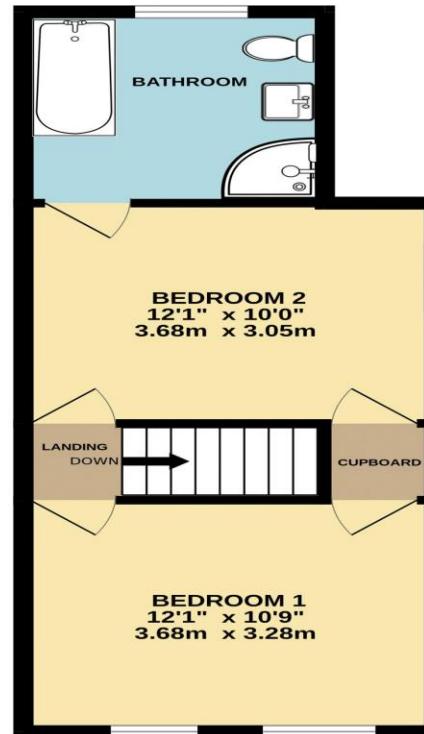
Situated on Selsdon Road near the junction with Sussex Road under half a mile from South Croydon Station offering regular links into London. There are also several bus routes in close proximity along with local shops and Croydon's nearby 'Restaurant Quarter' as well as Boxpark in East Croydon.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt is made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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