



**11 Bullfinch Road, Selsdon Vale, South Croydon, Surrey, CR2 8PU**

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11

Bullfinch Road  
South Croydon  
Surrey CR2 8PU

Offers in Excess of £450,000

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#### Description

\*\*No Onward Chain\*\*

This charming three bedroom semi-detached house is located in the popular Selsdon vale area and is offered with no onward chain, backing recreation grounds and with extensive views to the front. The property has potential to improve and extend subject to planning permission and consents. EPC Rating D. Council Tax Band D.

#### Accommodation

The property briefly comprises: Enclosed entrance porch, 13'7 lounge with ornate fireplace and opening through to the dining room leading to kitchen. A rear extension provides an ideal family room with patio doors leading to the garden. Upstairs there are 3 bedrooms, the master with fitted wardrobes, family bathroom. An approximate 87' westerly facing garden with patio area and steps up to the lawn, backing recreation grounds. Attached single garage and ample own driveway. The property has recently benefitted from a replacement boiler.

#### Location

Situated in the desirable residential location of the Selsdon Vale area off Old Farleigh Road close to Selsdon which offers a choice of schools both private and state, bus routes to both Selsdon and Croydon town centres giving easy access to local amenities, shops and restaurants, choice of churches, sports clubs and open countryside.





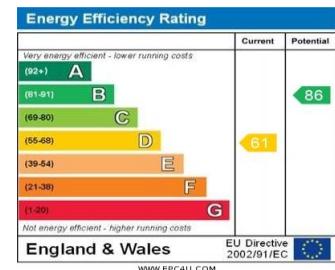
### Ground Floor

### Bullfinch Road, South Croydon, CR2

**Approx. Gross Internal Area 960 sq. ft / 89.22 sq. meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, Fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

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