

Upper Selsdon Road,
South Croydon,
Surrey CR2 8DD

2,600 Monthly *



- LARGE 4 BED FAMILY HOUSE
- Spacious Living Room
- Separate Dining room
- Large Kitchen Breakfast Room
- Utility Room
- Ground Floor Shower WC
- First Floor Family Bathroom WC
- En-Suite Shower Room to Master Bedroom
- Large Private Rear Garden

Ref: PRA10462

Viewing Instructions: Strictly By Appointment Only



General Description

SPACIOUS 4 BED 3 BATH FAMILY HOUSE: Located in South Croydon and offering local leisure and shopping facilities and with access to good transport links this property Must Be Seen CALL NOW

Accommodation

Ground Floor Accommodation

Entrance Hall

Wood floors, under stair storage, radiator

Dining Room (15' 5" x 12' 10") or (4.71m x 3.92m)

Double glazed bay window, wood floors, feature fire place, radiator

Family Room (23' 5" x 11' 0") or (7.14m x 3.35m)

Double glazed double doors to garden, wood floors, ornate feature fire place, radiators

Kitchen Breakfast Room (19' 2" x 6' 8") or (5.83m x 2.02m)

Double glazed window and door to rear, wood floors, brand new range of white gloss fronted units with contrasting marble effect counter tops, built-in oven, gas hob, single sink with mixer taps

Utility Room (17' 5" x 8' 2") or (5.30m x 2.49m)

Double glazed window and door to rear, brand new base units with single sink, plumbed for washing machine

Ground Floor Shower Room

Brand New walk-in shower cubicle, low level wc and wash hand basin

First Floor Accommodation

Landing

Brand new carpets

Bedroom 1 (15' 11" x 11' 10") or (4.84m x 3.61m)

Double glazed bay window, brand new carpets, radiator

Bedroom 2 (13' 1" x 11' 9") or (3.98m x 3.59m)

Double glazed window, brand new carpet, radiator

Bedroom 3 (8' 8" x 7' 10") or (2.65m x 2.38m)

Double glazed window, brand new carpets, radiator

Family Bathroom Wc

Double glazed window, bathroom consisting of a brand new bath with glass shower screen and rain forest shower head and hand shower, low level wc and wash hand basin, radiator

Bedroom 4 (11' 1" x 8' 1") or (3.37m x 2.46m)

Double glazed window, brand new carpets, radiator, door to:-

En-suite shower room

Double glazed window, walk-in shower cubicle, low level wc and vanity unit wash hand basin, chrome radiator

Exterior

Large Private Rear Garden with large patio area

Parking

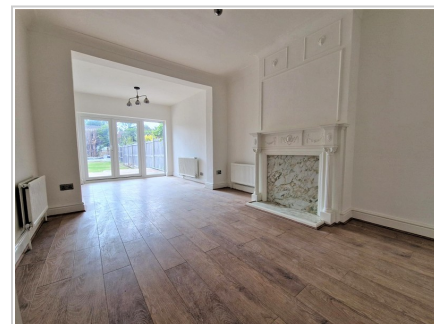
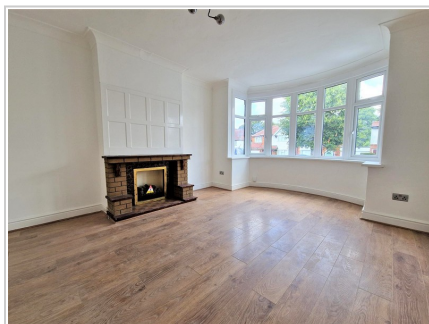
Off road parking for 2/3 cars

Services

EPC Rating:57

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.