EST 1973
Paul Meakin
ESTATE AGENTS





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Offers In Excess Of £575,000 Old Farleigh Road, South Croydon, CR2 8PE





Paul Meakin are delighted to welcome to the market this CHAIN FREE four-bedroom semi-detached family home, ideally located on Old Farleigh Road, South Croydon. Offering a perfect blend of space, comfort, and versatility, this property is well-suited to modern family living but does require some updating.

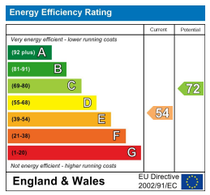
Spanning approximately 1,400 sq ft, the home centres around an impressive 23ft kitchen/breakfast room – the true heart of the property – complemented by two spacious reception rooms, a utility room, and a downstairs WC. The property is mainly single glazed with gas central heating.

The first floor offers three generous double bedrooms and a family bathroom, while the top floor provides a fourth double bedroom, creating a flexible layout for growing families or guests.

Outside, the 90ft rear garden offers privacy and a peaceful retreat, backing onto no other properties and perfect for relaxing or entertaining.

Located within walking distance of Selsdon town centre, residents enjoy easy access to a range of shops including three major supermarkets, as well as regular bus services into Croydon town centre and mainline stations. The area boasts a selection of state and independent schools, with Croydon High School for Girls just minutes away. For those who enjoy the outdoors, Selsdon Wood Nature Reserve and its scenic walking trails are close by.

This is a superb opportunity to secure a spacious and well-positioned home in a sought-after location. Early viewing is highly recommended.



Entrance Hall
15'11" x 5'8" (4.87 x 1.73)

Living Room
15'7" x 11'11" (4.75 x 3.64)

Dining Room
13'6" x 11'11" (4.13 x 3.65)

Kitchen
10'3" x 6'1" (3.14 x 1.87)

Breakfast Room
23'11" x 9'1" (7.30 x 2.79)

Utility Room
9'6" x 5'10" (2.90 x 1.79)

Downstairs WC
5'1" x 4'4" (1.57 x 1.33)

Landing

Bedroom One
13'5" x 11'6" (4.10 x 3.52)

Bedroom Two
10'5" x 11'5" (3.19 x 3.49)

Bedroom Three
9'0" x 9'0" (2.75 x 2.75)

Bathroom
6'9" x 5'8" (2.08 x 1.74)

Bedroom Four
7'1" x 13'2" (2.17 x 4.03)

Garden

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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- Four-bedroom CHAIN FREE semi-detached family home
- Impressive 23ft kitchen/breakfast room
- Utility room & downstairs WC
- Fourth double bedroom on top floor
- Walking distance to Selsdon town centre & transport links
- Approx. 1,400 sq ft of living space
- Two spacious reception rooms
- Three double bedrooms + family bathroom on first floor
- Large rear garden
- Close to sought-after schools & Selsdon Wood Nature Reserve





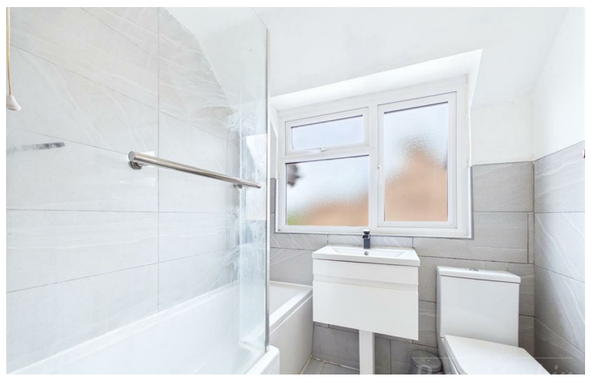


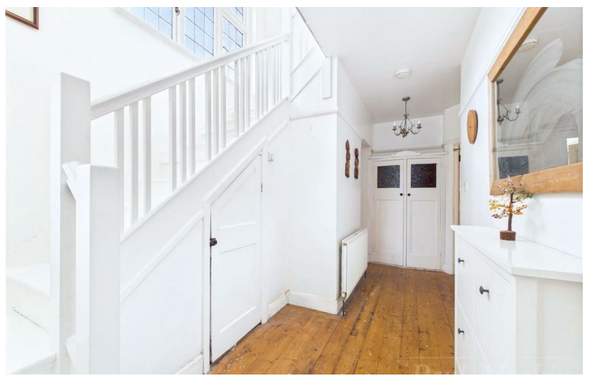






















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