



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1393.53 ft²
 129.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



£550,000 Old Farleigh Road, South Croydon, CR2 8PE



Welcomed to the market is this 3 bedroom extended semi detached chain free family home. Situated on a popular residential road with easy access to the 433 and 64 bus service and Selsdon high street which offers a variety of local amenities and both private and state schools. Internally the property comprises of three large separate reception rooms, refitted kitchen, downstairs WC and useful utility room, three good sized bedrooms and a refitted four piece family bathroom, landscaped private rear garden with patio area and summer house toward the end of the garden, integral garage measuring 15'3" x 9'0" and off street parking for multiple cars. Your earliest viewing is warranted to appreciate the space this family home offers. Freehold/ Croydon Council E/ EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

Porch

Entrance Hall

Living Room
15'10" x 12'5" (4.83 x 3.80)

Dining Room
13'8" x 10'10" (4.17 x 3.32)

Kitchen
11'1" x 7'11" (3.40 x 2.43)

Reception Room
10'10" x 8'8" (3.31 x 2.65)

Utility Room
5'0" x 8'11" (1.53 x 2.73)

Downstairs WC

Landing

Bedroom
12'5" x 11'0" (3.79 x 3.37)

Bedroom
13'8" x 11'1" (4.19 x 3.38)

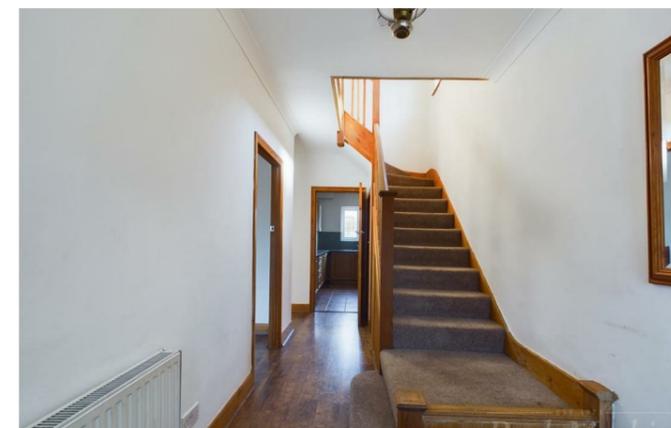
Bedroom
8'6" x 8'0" (2.61 x 2.44)

Bathroom
11'4" x 7'10" (3.47 x 2.40)

Garage
15'3" x 9'0" (4.66 x 2.75)

Large Rear Garden

Off Street Parking



Scan below for access to the Virtual Tour

