



Entrance Hall 4'5" x 5'4" (1.35 x 1.63)	Utility Area 4'2" x 16'3" (1.28 x 4.97)
Living Room 12'2" x 14'5" (3.72 x 4.40)	Garage 7'7" x 18'9" (2.33 x 5.73)
Dining Room 9'3" x 9'4" (2.83 x 2.87)	Downstairs WC 5'10" x 2'9" (1.80 x 0.85)
Kitchen 8'10" x 9'4" (2.70 x 2.87)	Landing 3'9" x 6'11" (1.16 x 2.12)
Conservatory 9'8" x 8'3" (2.95 x 2.54)	Bedroom One 11'3" x 14'6" (3.43 x 4.42)

Bedroom Two 11'5" x 9'6" (3.50 x 2.91)
Bedroom Three 7'0" x 11'1" (2.15 x 3.39)
Bathroom 6'7" x 5'6" (2.03 x 1.70)
Garden

TAX BAND: D

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



EST 1973
Paul Meakin £440,000 Ambleside Gardens, South Croydon, CR2 8SE
ESTATE AGENTS



Paul Meakin welcome to the market this CHAIN FREE three-bedroom extended semi-detached family home situated close to Selsdon Village. Offering excellent potential for improvement and updating, making it an ideal opportunity for buyers looking to modernise and add value. The property benefits from a garage, off-street parking, and a practical layout well suited to family living.

The accommodation is well proportioned throughout and includes two light and spacious reception rooms, with the addition of a bright conservatory. The kitchen provides plenty of storage as also benefits from adjoining utility area. There is also the added convenience of a downstairs W/C.

To the first floor are three well sized bedrooms, the primary with plenty of built in wardrobe space and a family bathroom. Externally, the property enjoys a private rear garden that is low maintenance and offers a pleasant outdoor space, along with a large garage, workshop area and off-street parking to the front.



The location is particularly appealing, being within approximately a quarter of a mile of regular bus services providing links to Croydon and London. The property is also close to open countryside, including the Bird Sanctuary and Farleigh Common Golf Club. A range of well-regarded public and private schools are nearby, as well as local shops within walking distance, including Sainsbury's and Aldi.

- Three bedroom semi detached family home
- Utility area
- Scope to extend STPP
- Large garage and workshop area
- Close to local schools and open spaces
- Three reception rooms including conservatory
- Entrance Hall and downstairs WC
- Off street parking
- Popular residential location
- Close to regular transport links and amenities

