



Approximate total area[®]
 1833 ft²
 170.1 m²

Reduced headroom
 24 ft²
 2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973
Paul Meakin £650,000 Ridge Langley, South Croydon, CR2 0AR
 ESTATE AGENTS

- Chain free four bedroom detached family home
- Quiet cul-de-sac position on the popular Selsdon Ridge development
- Occupying a desirable corner plot
- Spacious kitchen/breakfast room with separate utility room
- Downstairs WC
- Family bathroom plus additional upstairs shower room
- Three versatile reception rooms offering flexible living space
- Four good size bedrooms
- Large garage and excellent storage throughout

Offered to the market is this well presented throughout, CHAIN FREE four bedroom detached family home, ideally positioned within a quiet cul-de-sac on the ever-popular Selsdon Ridge development.

Having been lovingly owned by the same family for many decades, this superb home offers generous and versatile accommodation throughout. The ground floor features three well-proportioned reception rooms, perfect for modern family living, alongside a spacious kitchen/breakfast room, separate utility room, convenient downstairs WC, and welcoming porch.

Upstairs, the property comprises four good-sized bedrooms, a family bathroom, and an additional shower room, providing excellent flexibility for growing families.

Occupying a desirable corner plot, the property boasts a stunning, large rear garden, ideal for entertaining or relaxing, as well as a sizeable garage and ample storage throughout.

Conveniently located for a range of local amenities, shops, frequent bus services, and within easy reach of Croham Hurst Woods, this is a fantastic opportunity to acquire a long-held family home in a sought-after location.



Energy Efficiency Rating	
Current	Potential
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC
 TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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



