

Approximate total area<sup>(1)</sup>  
898.86 ft<sup>2</sup>  
83.51 m<sup>2</sup>

(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.

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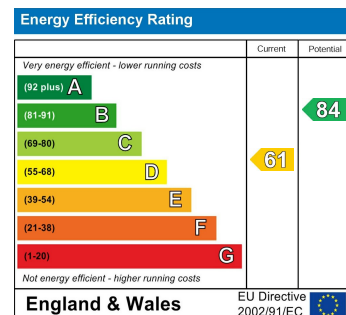


£500,000 Quail Gardens, Selsdon, CR2 8TF

We are delighted to present this exceptionally well presented three bedroom semi detached family home which is situated in a cul de sac location and is conveniently located for the 433 bus service to surrounding areas, local amenities and with direct access into the popular Bird Sanctuary.

Internally the current owners have spent a considerable amount of time and money on improving the property which now benefits from a refitted kitchen and bathroom, lounge leading to dining room, landscaped rear garden, double glazed windows throughout, gas central heating via radiators, single garage and off street parking for two cars. View now to appreciate size, standard and location.

Freehold/ Council tax band D £1965.66



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





Entrance Hall

Lounge  
13'2 x 12'2 (4.01m x 3.71m)

Dining Room  
10'10 x 7'10 (3.30m x 2.39m)

Kitchen  
10'10 x 7'5 (3.30m x 2.26m)

Landing

Bedroom One  
13'3 x 8'8 (4.04m x 2.64m)

Bedroom Two  
9'1 x 9'1 (2.77m x 2.77m)

Bedroom Three  
6'11 x 6'6 (2.11m x 1.98m)

Bathroom

Garden

Garage  
17'10 x 8'7 (5.44m x 2.62m)

Off Street Parking

