

Approximate total area<sup>(1)</sup>  
 780 ft<sup>2</sup>  
 72.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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** £460,000 Elmpark Gardens, South Croydon, CR2 8RU  
 ESTATE AGENTS

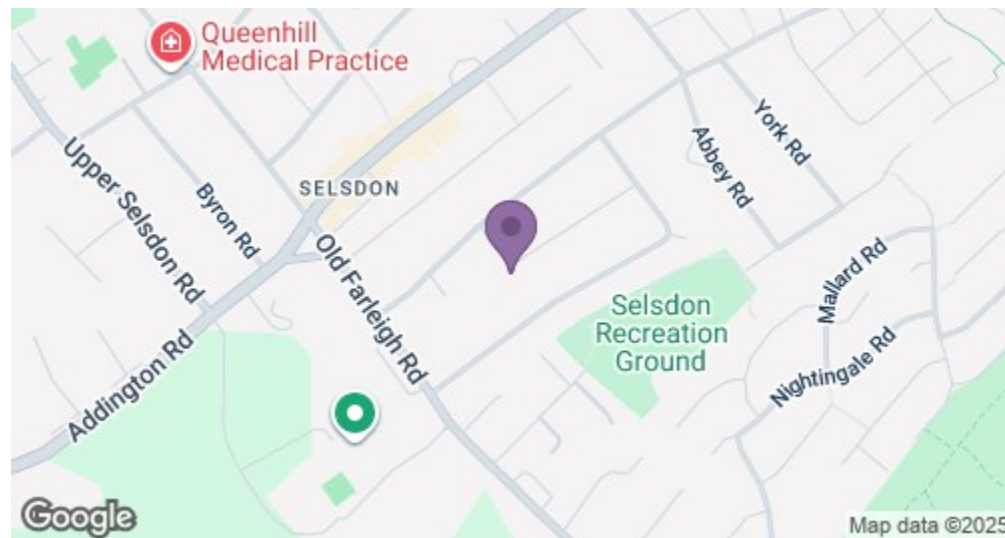
Located in the heart of Selsdon, this well-presented mid-terrace home offers space, comfort, and convenience in equal measure. Boasting three generously sized bedrooms, the property is ideal for families, first-time buyers, or investors alike.

The home is in good condition throughout and features a fully fitted bathroom, a bright and inviting living space, and a modern kitchen that flows seamlessly into the lovely, well-kept SOUTH FACING garden — perfect for relaxation or entertaining.

Additional highlights include off-street parking and a position on a quiet residential road, while being just a short distance from local amenities, excellent transport links, and highly regarded schools.

This property combines practicality with charm, making it a fantastic opportunity in a prime Selsdon location.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC



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 and 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

- Three bedroom mid-terraced home
- Located in the heart of Selsdon
- Well-presented home
- Off-street parking

Hallway

Kitchen

5'10" x 8'7" (1.79 x 2.62)

Dining Room

10'7" x 11'10" (3.23 x 3.61)

Living Room

11'2" x 14'0" (3.41 x 4.29)

Landing

3'8" x 9'0" (1.14 x 2.76)

Bedroom One

8'2" x 13'11" (2.51 x 4.26)

Bedroom Two

8'0" x 12'0" (2.45 x 3.66)

Bedroom Three

6'5" x 8'3" (1.98 x 2.53)

Bathroom

6'5" x 6'0" (1.98 x 1.83)

