



Approximate total area⁽¹⁾
 807 ft²
 74.9 m²

(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 £425,000 - £450,000 Benhurst Gardens, South Croydon, CR2 8NY
 ESTATE AGENTS



Price range £425,000 - £450,000. This chain free three-bedroom home presents an excellent opportunity for buyers looking to create their ideal family home. Requiring renovation throughout, the property offers well-proportioned accommodation with excellent scope to modernise, reconfigure and extend, subject to the usual planning permissions.

The ground floor comprises an entrance hall, two reception rooms and a kitchen, providing a versatile layout ready for improvement and personalisation. To the rear is a level garden offering an ideal blank canvas for landscaping. Upstairs, the property features three bedrooms and a family bathroom.

Ideally located, the property is close to a range of local amenities, including the frequent 433 bus service providing access to Croydon. A stones throw to the property is Selsdon Recreation Ground, while the highly regarded Greenvale Primary School is situated nearby on Selsdon Vale. Nature lovers will appreciate the proximity to the National Trust Bird Sanctuary and Farleigh Common, both offering beautiful countryside walks.

A good selection of shops, cafés and everyday amenities can be found on Selsdon High Street, including Sainsbury's and Costa. The area is also well served by a number of reputable primary and secondary schools. For commuters, the M25 and M23 can be accessed via Godstone, providing convenient routes to Gatwick Airport, the south coast and Bluewater Shopping Centre. Several mainline railway stations are also within easy reach, including Riddlesdown, Purley Oaks, Sanderstead and South Croydon, offering regular services into Central London.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

- Entrance Hall: 5'2" x 14'11" (1.60 x 4.57)
- Living Room: 11'3" x 13'10" (3.43 x 4.24)
- Dining Room: 10'7" x 11'10" (3.24 x 3.62)
- Kitchen: 5'11" x 8'5" (1.81 x 2.59)
- Landing: 3'8" x 9'1" (1.12 x 2.79)

- Bedroom One: 10'3" x 13'10" (3.14 x 4.22)
- Bedroom Two: 8'2" x 11'11" (2.51 x 3.64)
- Bedroom Three: 8'2" x 11'11" (2.51 x 3.64)
- Bathroom: 6'4" x 6'0" (1.94 x 1.84)
- 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 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

- CHAIN FREE Three-bedroom end of terrace home
- Renovation project throughout
- Excellent scope to modernise
- Potential to extend (STPP)
- Two reception rooms
- Level rear garden
- Close to excellent schools
- Easy access to Croydon and transport links

