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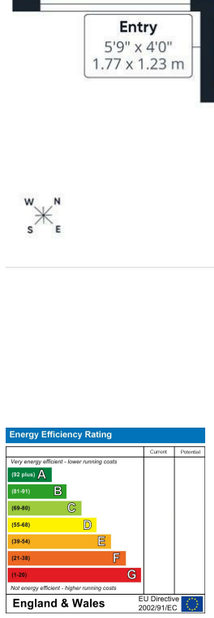


Approximate total area(1)
1009 ft²
93.7 m²

(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



Porch
5'9" x 4'0" (1.77 x 1.23)

Hallway
3'4" x 6'0" (1.02 x 1.84)

Living Room
12'4" x 13'5" (3.76 x 4.11)

Dining Room
8'2" x 10'4" (2.51 x 3.16)

Kitchen
7'2" x 10'4" (2.20 x 3.17)

Garage
7'10" x 15'10" (2.41 x 4.84)

Landing
7'6" x 7'8" (2.30 x 2.35)

Bedroom One
8'3" x 16'0" (2.54 x 4.89)

Bedroom Two
8'6" x 12'10" (2.61 x 3.92)

Bedroom Three
7'10" x 11'4" (2.41 x 3.46)

Bedroom Four
6'7" x 10'0" (2.03 x 3.05)

Bathroom
4'9" x 6'2" (1.47 x 1.89)

WC
2'6" x 5'4" (0.77 x 1.65)

Garden

TAX BAND: E

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

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£475,000 Goldfinch Road, South Croydon, CR2 8SR





Situated in the popular residential location of Goldfinch Road, this spacious CHAIN FREE four bedroom family home offers versatile accommodation, a private rear garden, off-street parking and an integral garage, making it an ideal choice for growing families looking to create their perfect home.

The ground floor accommodation comprises an entrance porch leading into the hallway, a generously sized living room and a separate dining room, providing excellent space for both everyday family life and entertaining. The fitted kitchen offers a range of wall and base units with ample worktop space and access to the rear garden.

Upstairs, the property boasts four bedrooms, offering flexibility for growing families, guests or those requiring a dedicated home office. The principal bedroom benefits from fitted storage, while a family shower room and separate WC complete the first floor accommodation.

Outside, the property enjoys a private rear garden, mainly laid to lawn with a paved patio area, ideal for outdoor dining and relaxation. To the front, a driveway provides off-street parking and leads to the integral garage, offering additional parking or useful storage space.

Goldfinch Road is conveniently positioned for local schools, shops and amenities, with Selsdon High Street nearby offering a range of supermarkets, cafés and restaurants. Regular bus services provide connections to Croydon and surrounding areas as well as both South & East Croydon stations being easily commutable, while nearby green spaces offer opportunities for outdoor recreation.

Offering generous accommodation and excellent potential for personalisation, this property presents a fantastic opportunity to create a wonderful family home. Early viewing is highly recommended.

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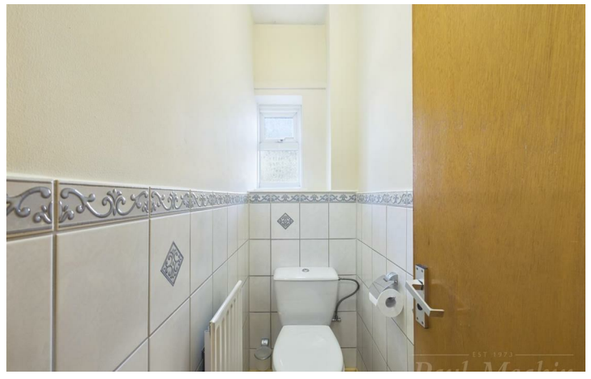
- Four bedroom family home
- Spacious living room
- Fitted kitchen with garden access
- Family shower room and separate WC
- Four versatile bedrooms
- Private rear garden with patio area
- Integral garage
- South Croydon and East Croydon stations are easily commutable
- Driveway providing off-street parking
- Convenient for local schools, transport links and Selsdon amenities

























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