



Approximate total area⁽¹⁾
1232 ft²
114.2 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



£625,000 Queenhill Road, South Croydon, CR2 8DN



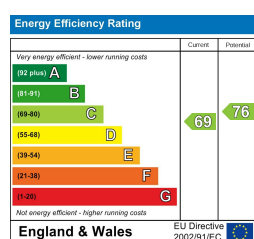
CHAIN FREE - Situated on the popular residential Queenhill Road in South Croydon, this extended four-bedroom semi-detached house offers a delightful blend of space and comfort. This property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the refitted kitchen/diner, which provides a modern and functional layout for family meals and gatherings. Additionally, the convenience of a refitted downstairs shower wet room enhances the practicality of this well-designed layout.

Upstairs, you will find three double bedrooms, alongside a versatile box room that can serve as a study or a guest room, catering to various needs. The property also boasts a fitted bathroom, ensuring ample facilities for family living.

Outside, the secluded rear garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. For those with vehicles, the property includes a garage and off-street parking, providing both security and convenience.

This home is perfect for families seeking a well proportioned and equipped residence in a desirable location close to Selsdon high street with its shops and amenities, transport links and surrounding schools. With its thoughtful design and ample amenities, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.



Entrance Hall

Kitchen/Diner
7'8 x 19'7 (2.34m x 5.97m)

Living Room
11'4 x 13'5 (3.45m x 4.09m)

Dining Room
11'4 x 11'1 (3.45m x 3.38m)

Downstairs Bathroom

Landing

Bedroom
10'11 x 13'6 (3.05m x 4.11m)

Bedroom
9'3 x 13'4 (2.82m x 4.06m)

Bedroom
7'8 x 10'3 (2.34m x 3.12m)

Bedroom
6'3 x 7'10 (1.91m x 2.39m)

Bathroom

Garden

Garage
8'5 x 13'10 (2.57m x 4.22m)

Off street parking

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 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

- Four bedroom extended semi
- Downstairs shower room
- Two reception rooms
- Refitted kitchen/diner
- Private rear garden
- Integral garage
- Off street parking

