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Entrance hall

Living Room
10'9 x 21'11 (3.28m x 6.68m)

Kitchen/Diner
12'3 x 16'11 (3.73m x 5.16m)

Utility Room
5'6 x 5'4 (1.68m x 1.63m)

Reception Room
9'3 x 13'6 (2.82m x 4.11m)

Shower Room

Bedroom/Reception Room
9'1 x 14'1 (2.77m x 4.29m)

Landing

Bedroom One
11'6 x 10'9 (3.51m x 3.28m)



Ground Floor



Floor 1

Approximate total area(1)
1587 ft²
147.3 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

Bedroom Two
11'6 x 10'9 (3.51m x 3.28m)

Bedroom Three
9'3 x 15'0 (2.82m x 4.57m)

Ensuite

Bedroom Four
5'9 x 10'7 (1.75m x 3.23m)

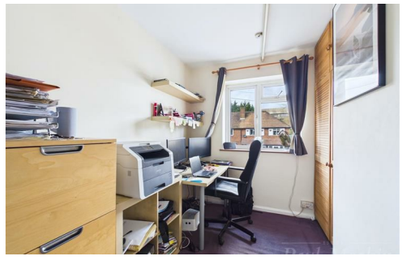
Bathroom

Garden

Off Street Parking







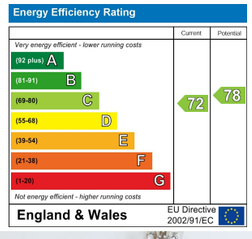
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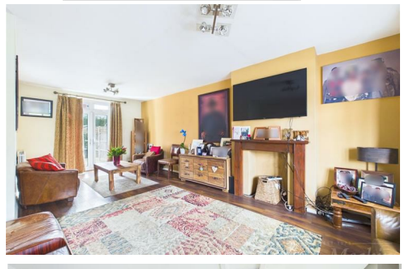
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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Offers In Excess Of £650,000 Dulverton Road, South Croydon, CR2 8PG





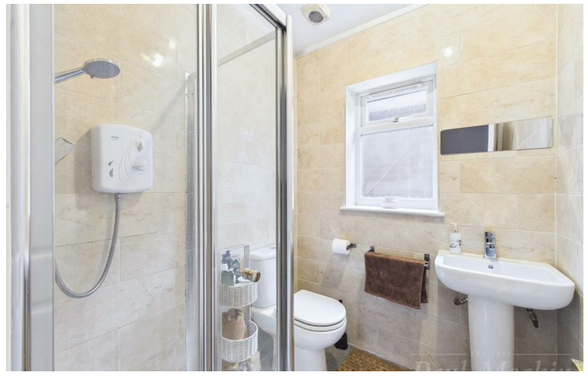


Do not miss an opportunity to acquire this extended four/five bedroom semi detached family home which is situated in a cul de sac location and is conveniently located for Selsdon High Street with its variety of shops and amenities, along with frequent bus services to surrounding areas and near to both Selsdon Primary and Croydon High Schools.
Internally this property boasts versatile living accommodation featuring three reception rooms (presenting an option for a 5th bedroom), a fitted kitchen/diner, a useful downstairs shower room and a utility room.
Upstairs there are four good sized bedrooms, providing traditional accommodation or space for a home office. One double bedroom includes a useful ensuite shower room and wardrobe space, with the two further doubles providing sizeable wardrobe space. Additionally there is a family bathroom on the first floor. This property has off street parking for multiple cars, plus an easy to maintain private rear garden.

This property warrants your earliest viewing to fully appreciate size and location, so do not hesitate to get in touch.

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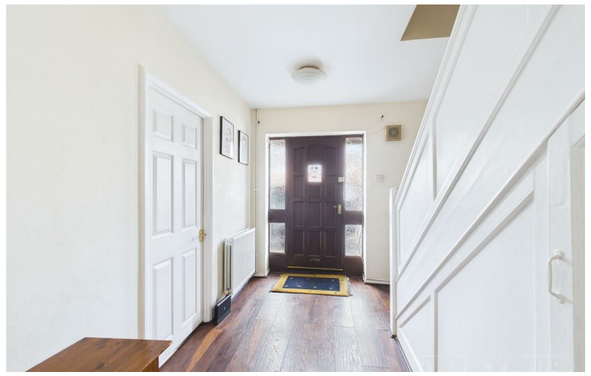












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