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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



EST 1973  
**Paul Meakin**  
ESTATE AGENTS  
**Offers In Excess Of £525,000** Ingham Road, South Croydon, CR2 8LT



**Well-Presented Three Bedroom Semi-Detached Home in a Quiet Selsdon Location**

Situated on a peaceful no-through road, this charming three bedroom semi-detached home offers an excellent opportunity for families looking for space, comfort, and long-term potential. The property is well maintained throughout and enjoys a practical layout suited to modern living.

The ground floor comprises two generous reception rooms, a fitted kitchen, and a family bathroom. A sizeable conservatory provides additional space, perfect for utility use, storage, or a potential home office. Upstairs, there are three well-proportioned bedrooms, ideal for families.

Outside, the property features a beautifully kept rear garden with plenty of space to relax or entertain, as well as a garage offering useful external storage.

Perfectly positioned just a short walk from the heart of Selsdon, the home benefits from easy access to a range of local shops, cafés, and restaurants, including Sainsbury's supermarket. Excellent transport links are nearby, with regular bus routes into Croydon town centre and fast connections from both South Croydon and East Croydon mainline stations into Central London.

The area is also well served by reputable schools, including Croydon High School and Selsdon Primary, making this a fantastic choice for growing families.

This is a wonderful opportunity to secure a home in a popular residential setting with strong community appeal and excellent amenities close by.

Call now to arrange your viewing on 0208 651 1234.





- Three-bedroom semi-detached home
- Two spacious reception rooms
- Fitted kitchen and family bathroom
- Large conservatory for storage, utility or flexible use
- Well-maintained rear garden with garage for storage
- Peaceful no-through road location
- Short walk to Selsdon High Street & Sainsbury's
- Excellent bus routes to Croydon town centre
- Easy access to South & East Croydon stations
- Close to Croydon High School & Selsdon Primary

Entry  
5'7" x 1'10" (1.71 x 0.57)

Hallway  
5'4" x 14'11" (1.64 x 4.57)

Kitchen  
7'3" x 9'2" (2.21 x 2.80)

Dining Room  
10'11" x 12'4" (3.34 x 3.78)

Conservatory  
19'0" x 6'11" (5.81 x 2.13)

Landing  
3'5" x 7'4" (1.05 x 2.24)

Bathroom  
6'7" x 8'11" (2.03 x 2.73)

Bedroom One  
10'2" x 13'8" (3.12 x 4.19)

Bedroom Two  
9'8" x 12'6" (2.96 x 3.83)

Bedroom Three  
6'1" x 7'7" (1.86 x 2.32)

Garage

Garden

