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RICS

The Property Ombudsman

CHRISTIES

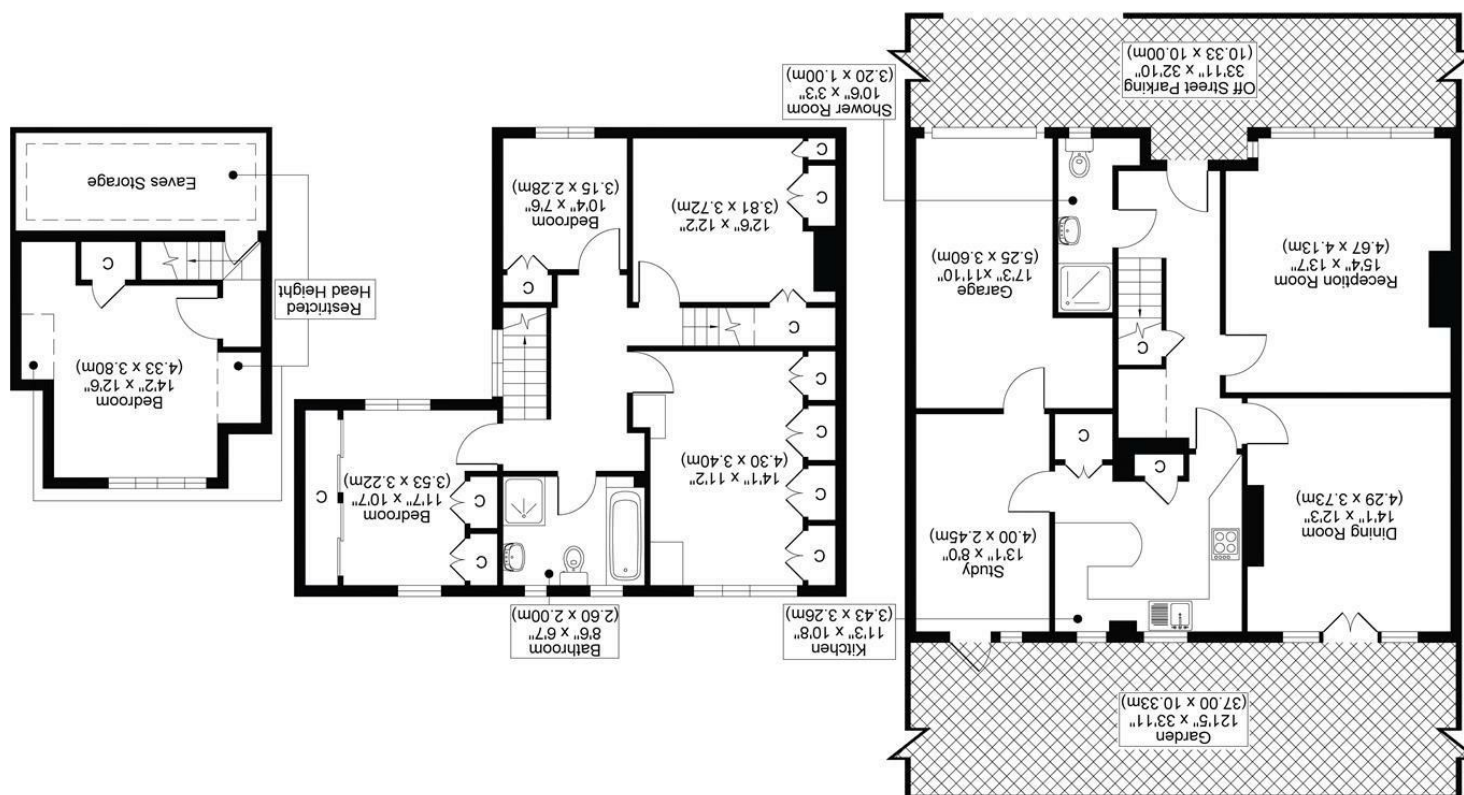
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 1880 SQ.FT (175 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 1608 SQ.FT (149 SQ.M)

161 FARLEY ROAD, CR2



CHRISTIES



GUIDE PRICE £650,000 - £700,000

CHRISTIES ARE PLEASED TO OFFER TO THE MARKET THIS FANTASTIC FIVE-BEDROOM, SEMI-DETACHED FAMILY HOME IDEALLY LOCATED FOR BOTH SELSDON AND SOUTH CROYDON'S HOST OF AMENITIES INCLUDING AN ARRAY OF SOUGHT AFTER SCHOOLS, TRANSPORT FACILITIES (INCLUDING BUSES, TRAMS & RAIL), SHOPPING, RESTAURANTS, AND LEISURE FACILITIES.

THE PROPERTY IS ARRANGED OVER THREE FLOORS WITH THE GROUND FLOOR BENEFITING FROM TWO MAIN RECEPTION ROOMS PLUS A STUDY/UTILITY LOCATED OFF THE FITTED KITCHEN. THERE IS ALSO ACCESS TO THE GARAGE AND A GROUND FLOOR CLOAKROOM.

TO THE FIRST FLOOR THERE ARE FOUR BEDROOMS AND THE FAMILY BATHROOM ALONG WITH THE STAIRCASE TO THE SECOND-FLOOR BEDROOM FIVE.

THE GARDEN OFFERS PLENTY OF SPACE FOR BOTH THE CHILDREN AND PARENTS TO RELAX AND ENJOY WITH ITS WESTERLY FACING ASPECT AND GATED ACCESS TO CROHAM HURST GOLF COURSE AND WOODS.

PARKING IS CATERED FOR UP-TO THREE CARS ON THE FRONT DRIVE PLUS THE GARAGE AND WITH NO ONWARD CHAIN "WHAT MORE COULD YOU POSSIBLY WANT"?

CALL OUR EXPERIENCED SALES TEAM TODAY FOR MORE INFORMATION.

- CHAIN FREE
- FIVE BED SEMI DETACHED HOUSE
- OFF STREET PARKING FOR 3 CARS & GARAGE
- EPC RATING D
- COUNCIL TAX BAND F

