



M. MONOCHROME | HOMES

Shepherds Way, South Croydon, CR2 8HS
Guide price £425,000

PROPERTY SUMMARY

OVERVIEW

(Guide Price £425,000 - £450,000) This three bedroom semi-detached property located in the popular location of Selsdon has been recently renovated by the current owners to provide a modern and contemporary finish throughout

Accommodation

The property has been recently improved by the current owners benefiting from a side extension, increasing both the living and kitchen area. The property offers 3 bedrooms and a spacious family bathroom which has been recently renovated. A separate reception room and utility and w/c can be found on the ground floor. The kitchen is bright and spacious and provides a view over the rear garden. The living room offers great space with the dining area just off also providing access through French style doors into the garden. The garden is of a substantial size and provides a great space for growing families with young children.

Location

Selsdon offers three high street supermarkets and the local tram link is minutes away with a direct service to Croydon town centre and main line station with frequent trains to London. The area also provides a good range of schools with the popular Royal Russell independent school approximately a mile away. The area also provides numerous golf clubs and green spaces with Addington Park being just over the road to the rear of the property.

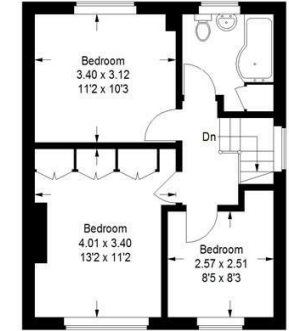
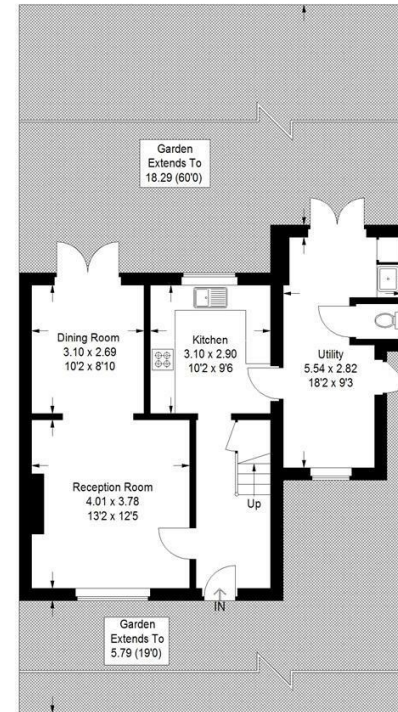
Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Shepherds Way, CR2

Approximate Gross Internal Area
Ground Floor = 67.9 sq m / 623 sq ft
First Floor = 42.0 sq m / 462 sq ft
Total = 99.9 sq m / 1076 sq ft



First Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID845118)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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