



36A Selcroft Road, Purley

£850,000 Freehold



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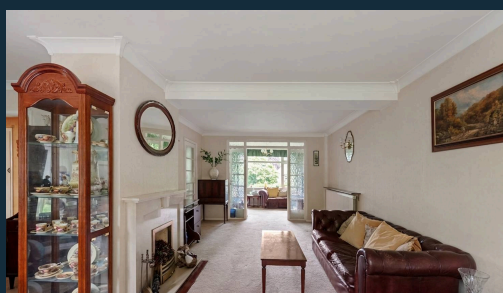
Set on one of Purley's most sought-after tree-lined roads, this substantial four-bedroom detached family home occupies a beautiful plot of approximately 0.23 acres and is being offered to the market for the first time in over 30 years. Providing generous accommodation throughout and an exceptional opportunity for a new owner to create a long-term family home, properties of this nature and location are rarely available.

The accommodation offers a versatile layout ideally suited to modern family living. The ground floor comprises a spacious reception hall, multiple reception spaces, including a living room overlooking the garden, a cosy snug, a separate dining room, a study, a kitchen/breakfast room, a utility room, a downstairs WC, and integral garage access. Upstairs, all four bedrooms are comfortable doubles, including an impressive principal suite with a large en-suite bathroom. A separate family bathroom serves the remaining bedrooms. While well-maintained, the property offers exciting scope for a purchaser to update and personalise to their own tastes over time

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- Four Double Bedrooms
- Approx. 0.23 Acre Plot
- One Of Purley's Most Desirable Roads
- Multiple Reception Rooms
- Principal Bedroom With En-Suite Bathroom
- Mature, Private Rear Garden
- Driveway Parking & Garage
- Walking Distance To Purley & Riddlesdown Stations
- Excellent Local Schools Nearby

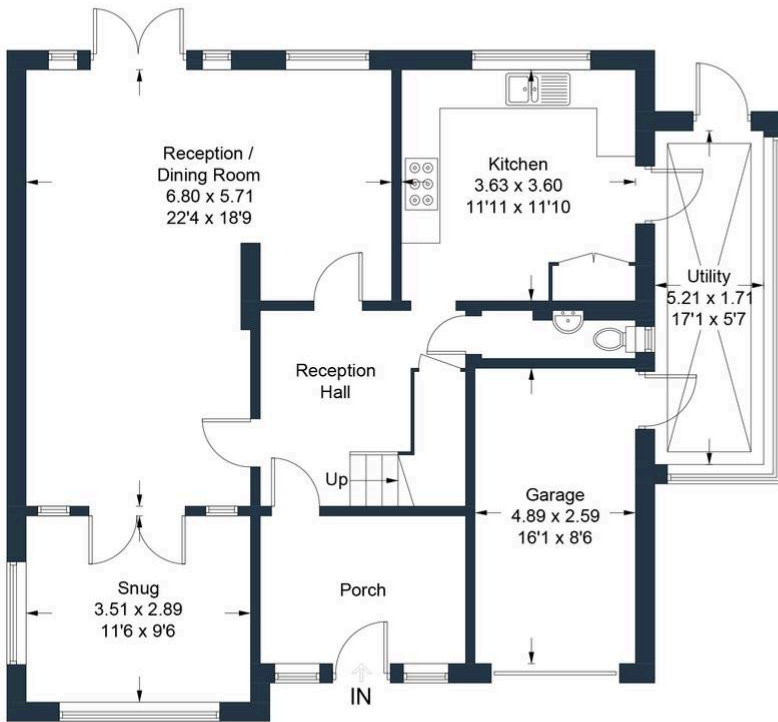


## Selcroft Road, Purley, CR8

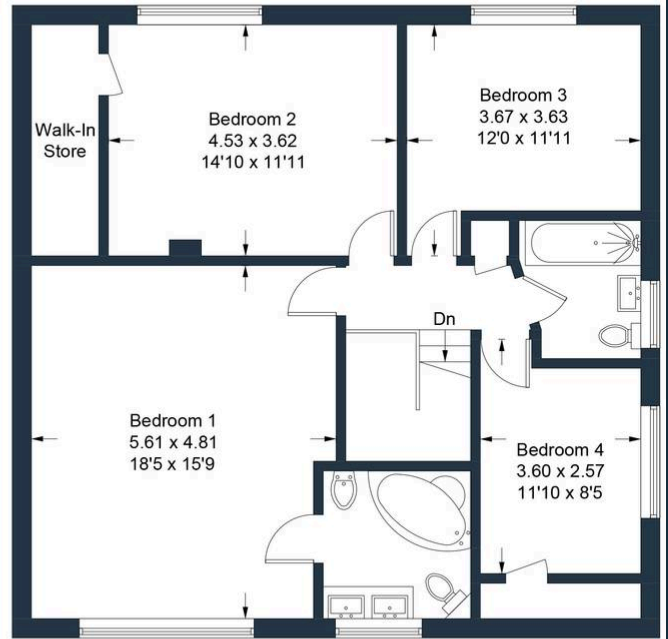
Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft

Garage = 12.2 sq m / 132 sq ft

Total = 184.9 sq m / 1991 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1311313)



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