

**FOR SALE**



**Byron Road, Selsdon**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £675,000**

**MARTIN&CO**



## Byron Road, Selsdon

Asking Price Of £675,000

- In the Heart of Selsdon
- Four Bedroom House
- Semi Detached
- Modern Condition
- Large Living Room
- Garage
- Two Bathrooms

Situated in a quiet and highly sought-after residential setting in Selsdon, this superb semi-detached family home is just a short walk from the town centre, local shops, and Sainsbury's supermarket, making it perfectly positioned for convenience.

Beautifully presented throughout, the property offers bright and spacious accommodation ideal for modern family life. The ground floor comprises a welcoming entrance hall, a large and airy reception room, a smartly fitted kitchen with ample storage and worktop space, a downstairs cloakroom.

Upstairs, the property features a generous master bedroom, three further well-proportioned bedrooms, and two modern bathrooms/WC, providing comfortable accommodation for growing families.

Externally, the house benefits from a sunny and well-maintained rear garden, ideal for outdoor dining and entertaining during the warmer months. To the front, there is a private driveway providing off-street parking together with a garage for additional storage or parking.

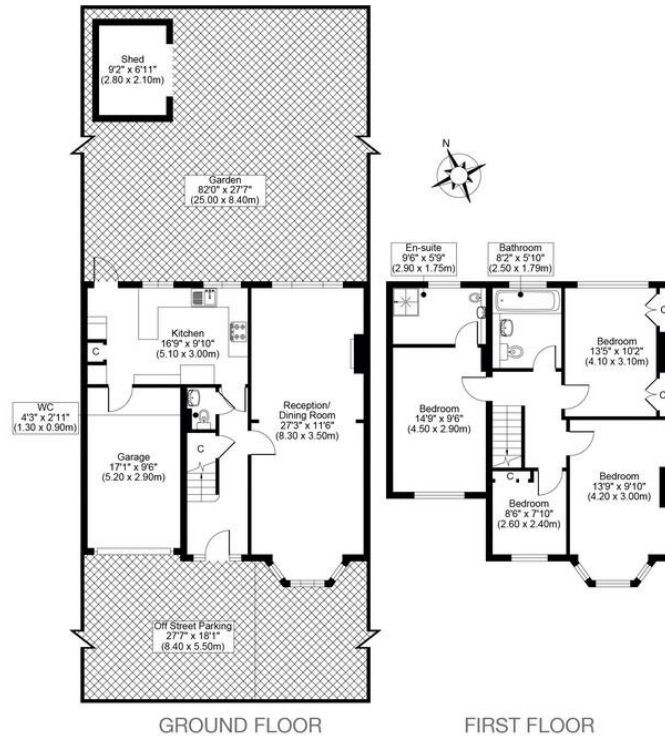
Offering a fantastic combination of space, location, and presentation, this wonderful home is expected to attract strong interest. Early viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



BYRON ROAD, SELSDON, CR2 8DY

TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED/GARAGE 1546 SQ.FT (144 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED/GARAGE 1327 SQ.FT (123 SQ.M)



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.



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