



EST 1973  
**Paul Meakin** £2,700 Selston Road, South Croydon, CR2 6PY  
 ESTATE AGENTS

Floor -1

Ground Floor

Floor 1

Floor 2

**Approximate total area<sup>(1)</sup>**  
 1861.48 ft<sup>2</sup>  
 172.94 m<sup>2</sup>

**Reduced headroom**  
 72.14 ft<sup>2</sup>  
 6.7 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

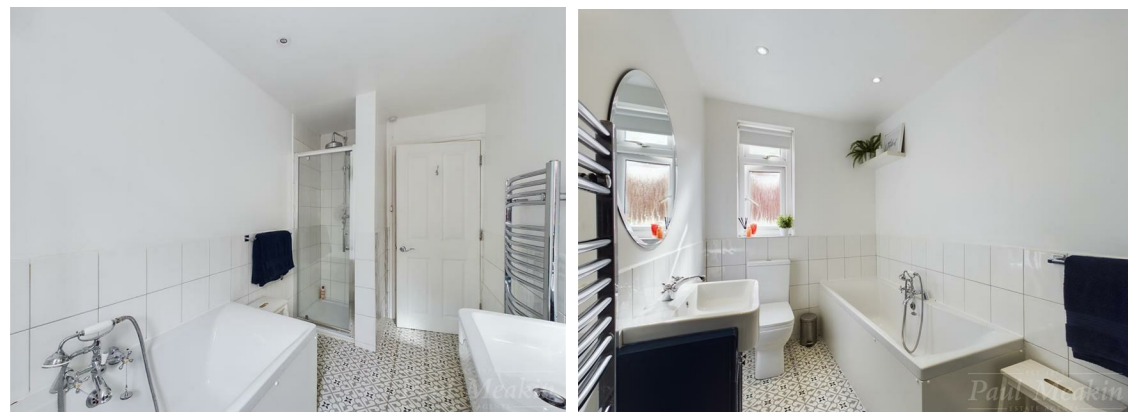
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Paul Meakin would like to welcome to the rental market this stunning four-bedroom semi-detached show home. It has been extended and completely renovated to the highest of standards. This unfurnished property offers two bright and character filled reception rooms, a downstairs cloakroom and an impressive kitchen breakfast room where every inch of the kitchen has been designed to maximize space and functionality for the modern day family life. It's the heart of the home with large bi-fold doors leading to the landscaped garden which is the perfect entertaining space for friends and family. Downstairs is a large usable cellar measuring 10'11x16'7. Whilst upstairs offers four double bedrooms across two floors with refitted stylish family bathrooms on each. In the spacious master bedroom there are Juliet balcony overlooking the garden and velux windows, bringing natural light to every corner of the room. There is off-street parking for two cars whilst it is only 400 yards from South Croydon Train station, reaching London Bridge in 20 minutes with other great connections via East Croydon. Here you are only a short walk away from shops, local bars, restaurants, local amenities and good schools. Council Tax band D. EPC rating C. Viewing highly recommended!

Energy Efficiency Rating	
Current	Potential
69	79

Very energy efficient - lower running costs  
Not energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC



TAX BAND: D

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

- Four bedroom semi detached family home
- Five minute walk (400 yards) to South Croydon Train station
- Beautiful open plan kitchen breakfast room
- Two bathrooms
- Three reception areas
- Landscaped garden
- Driveway for two cars

