



EST 1973  
**Paul Meakin** £699,950 Selsdon Road, South Croydon, CR2 6PY  
 ESTATE AGENTS

**Floor -1**

**Ground Floor**

**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>

**Floor 1**

**Floor 2**

(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.

GIRAFFE360



Paul Meakin would like to welcome to the market this stunning four-bedroom semi-detached show home. It has been extended and completely renovated to the highest of standards and is an absolute credit to the current sellers. With just under 1,990 sq ft of accommodation, this home delivers on many levels and will excite buyers the moment they enter the entrance hall, offering 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. Call now to appreciate this stunning home and brilliant location. Council Tax band D

| Energy Efficiency Rating                    |           |
|---|-----------|
| Very energy efficient - lower running costs | Current   |
| 92-100 (A)                                  | 69        |
| 81-91 (B)                                   |           |
| 69-80 (C)                                   |           |
| 55-68 (D)                                   |           |
| 49-54 (E)                                   |           |
| 37-48 (F)                                   |           |
| 21-36 (G)                                   |           |
| Not energy efficient - higher running costs | Potential |
|   | 79        |

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
- Stunning show home
- Landscaped garden
- Sizeable 10'11" x 16'7" cellar
- Driveway for two cars
- Just under 1,900 sq ft

Hallway  
23 x 5'6 (7.01m x 1.68m )

Living room  
12'4" x 13'2" (3.77 x 4.02 )

Living room  
12'7" x 11'0" (3.86 x 3.37)

Kitchen  
21'5" x 14'5" (6.54 x 4.41 )

WC  
6'11" x 3'3" (2.12 x 1.01)

Bedroom  
10'0" x 16'2" (3.05 x 4.94)

Bathroom  
5'8" x 10'11" (1.73 x 3.34)

Bedroom  
9'4" x 10'3" (2.86 x 3.13)

Bedroom  
11'3" x 10'2" (3.45 x 3.10)

Landing  
7'10" x 5'6" (2.39 x 1.69)

Bedroom  
20'7" x 15'8" (6.28 x 4.80)

Bathroom  
9'2" x 8'4" (2.81 x 2.55)

Cellar  
10'11" x 16'7" (3.34 x 5.06)

