

Porch

Hallway

W.C

Living/Dining Room

27'9 x 10'4 (8.46m x 3.15m)

Kitchen

10'11 x 13'5 (3.33m x 4.09m)

Utility Room

Conservatory

9'5 x 16'5 (2.87m x 5.00m)

Landing

Bedroom

14'3 x 9'7 (4.34m x 2.92m)

Bedroom

11'0 x 10'4 (3.35m x 3.15m)

Bedroom

15'5 x 7'6 (4.70m x 2.29m)

Bedroom

9'6 x 6'9 (2.90m x 2.06m)

Bathroom

Garden

Storage Room

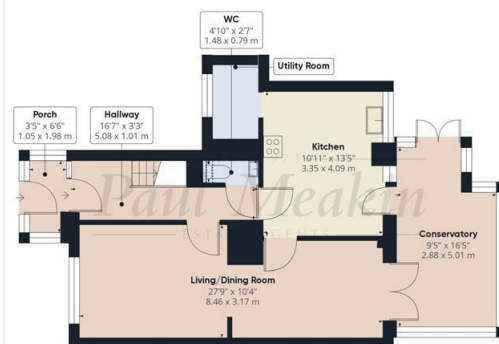
15'3 x 4'6 (4.65m x 1.37m)

Garage

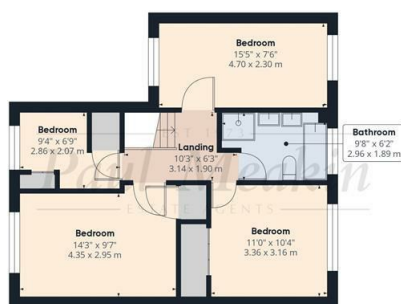
Off Street Parking



Ground Floor



Floor 1



Floor 2

Paul Meakin
ESTATE AGENTS

Approximate total area¹
1289.21 ft²
119.77 m²
Reduced headroom
1.4 ft²
0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

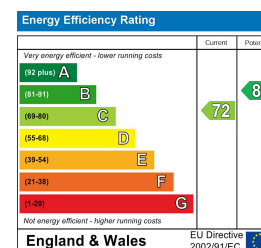
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Offers In Excess Of £550,000 Wagtail Gardens, South
Croydon, CR2 8TA



Paul Meakin are delighted to welcome to the market this exceptionally well presented and extended four bedroom semi detached family home with far reaching views across The Bird Sanctuary and situated within a cul de sac location. The property is also ideally situated for both Greenvale and Forestdale Primary Schools as well as the popular 433 bus services to surrounding areas. Internally the property has been finished to a high standard and benefits from an impressive refitted kitchen with separate utility room, conservatory measuring 9'5 x 16'5, refitted bathroom with His/Her sinks, bath and shower cubicle, fitted wardrobes in all bedrooms, useful downstairs cloakroom, landscaped rear garden, garage with extra storage space and off street parking. This property warrants your earliest viewing to appreciate all key features as well as size, standard and location.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

