Paul Meakin



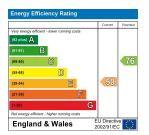


Floor 1

Paul Meakin

1428.15 ft²

132.68 m²



Porch 1'11" x 6'3" (0.60 x 1.93) 9'11" x 6'0" (3.04 x 1.85)

Entrance Hall 12'2" x 6'1" (3.73 x 1.86)

Living Room 11'1" x 11'2" (3.40 x 3.42)

Dining Room 13'3" x 11'3" (4.05 x 3.44)

Kitchen

3.37) 25'9" x 9'2" (7.86 x 2.81) Bedroom Two

15'6" x 9'7" (4.73 x 2.93) Outbuilding 15'6" x 6'10" (4.74 x **Bedroom Three** 13'5" x 9'3" (4.11 x 2.84) 2.10)

Landing **Bedroom Four** 10'4" x 6'0" (3.17 x 1.83) 8'2" x 7'8" (2.49 x 2.35)

Bedroom One

13'3" x 11'0" (4.05 x

Bedroom Five 9'0" x 5'10" (2.75 x 1.78)

Bathroom 4'11" x 6'1" (1.50 x 1.86)

Separate WC 5'1" x 3'2" (1.57 x 0.97)

Garden

TAX BAND: F

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





£550,000 Byron Road, South Croydon, CR2 8DY

- Five-bedroom semi-detached family Two reception rooms
- Large garage and outbuilding for
 Three double bedrooms and two onal storage or workspace

- Extended by current owners, offering potential for further modernisation

- Over 1,400 sq ft of living space
- Conveniently located near Selsdon High Street, shops, and amenitie
 Close to frequent bus services (64 and 433) and a variety of good





Paul Meakin are delighted to present this five-bedroom semi-detached family home to the market. This property offers a perfect balance of family living space and potential for modernisation. The home features two reception rooms, providing ample space for family gatherings and entertainment, as well as a large garage and outbuilding, ideal for storage, a home workshop, or additional living space.

The accommodation includes three double bedrooms and two smaller bedrooms, offering versatile options for families of all sizes. The property also benefits from a family bathroom and a separate WC. To the rear, the beautifully landscaped garden provides a private, tranquil space perfect for outdoor activities or simply relaxing in a peaceful setting.

Having been extended by the current owners, the home offers a flexible blueprint that allows scope for further conversion and modernisation, making it an excellent opportunity to tailor the property to your ideal family

Conveniently located close to Selsdon High Street, the property is wellplaced to take advantage of a wide range of shops and amenities. Frequent bus services, including the 64 and 433, provide easy access to surrounding areas, and the home is also within proximity to a variety of private and state schools, making it a great choice for families.

With over 1,400 sq ft of living space, this home offers an abundance of room to grow. Early viewing is highly recommended to fully appreciate the size, standard, and location of this fantastic property.































