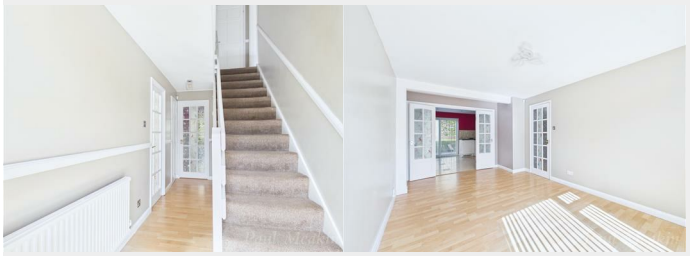
EST 1973
Paul Meakin
ESTATE AGENTS









31 Wagtail Gardens, South Croydon, CR2 8TA

£2,650 PCM

4	2	3	D

- 4 bedrooms
- 3 reception rooms
- Downstairs shower room
- Garage and drive
- Far reaching views

A spacious and recently refreshed four-bedroom 2 reception room family home situated in the sought-after Bird Sanctuary development in Selsdon, enjoying an attractive residential setting and far-reaching views. The property has been redecorated throughout and benefits from a newly installed boiler and new rear patio, making it ready for its next occupants.

The ground floor offers generous and flexible family living space, with two separate reception rooms and an open-plan fitted kitchen and dining area with appliances. Downstairs shower room with wc., Doors lead directly onto the rear garden, which features a newly laid patio and lawn.

Upstairs are three double bedrooms and one single bedroom, together with a family bathroom. The fourth bedroom also offers flexibility for use as a child's bedroom, nursery, study or home office.
Further benefits include double glazing, gas central heating, garage with additional storage and ample off-street parking to the front of the property.

Wagtail Gardens is conveniently located for Selsdon High Street, local primary and secondary schools, bus services and tram connections into Croydon, providing onward rail links into Central London and surrounding areas.
Ideally suited as a family household. Not available for sharers/HMO use. Applicants will be subject to referencing and Right to Rent requirements. Available immediately EPC Rating: D * Council Tax Band: D

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