



EST 1973  
**Paul Meakin** ESTATE AGENTS  
**£465,000** Wagtail Gardens, South Croydon, CR2 8TA



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>

1045.37 ft<sup>2</sup>  
 97.12 m<sup>2</sup>

Reduced headroom

0.90 ft<sup>2</sup>  
 0.08 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

- Refitted kitchen
- Downstairs cloakroom
- Garage
- Off street parking
- Another property entrusted to Paul Meakin

We are delighted to welcome to the market this large downstairs cloakroom style three bedroom semi detached family home situated in a cul de sac location on the popular 'Selsdon Vale development' and being conveniently located for frequent bus services connecting to the Tramlink and Croydon's main line stations as well as being close to Greenvale, Courtwood and Forestdale Primary schools and Selsdon Wood Nature Reserve. Internally the property offers a lounge leading on to the dining room, refitted kitchen with integrated appliances with spotlights, a refitted downstairs cloakroom, refitted family bathroom, landscaped rear garden with access into the single garage and off street parking.



Call now to appreciate size, standard and location.

ENTRANCE HALL  
DOWNSTAIRS CLOAKROOM

KITCHEN  
10'9" x 7'4" (3.28 x 2.24)

LOUNGE  
13'10" x 10'3" (4.22 x 3.12)

DINING ROOM  
13'5" x 9'1" (4.09 x 2.77)

LANDING

BEDROOM ONE  
14'5" x 9'9" (4.39 x 2.97)

BEDROOM TWO  
11'0" x 10'4" (3.35 x 3.15)

BEDROOM THREE  
9'8" x 6'8" (2.95 x 2.03)

BATHROOM

GARDEN

GARAGE  
17'9" x 8'5" (5.41 x 2.57)

OFF STREET PARKING

VENDOR HAS ADVISED US:

