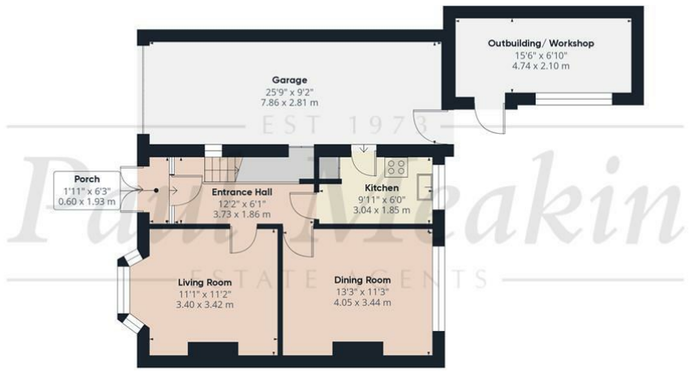
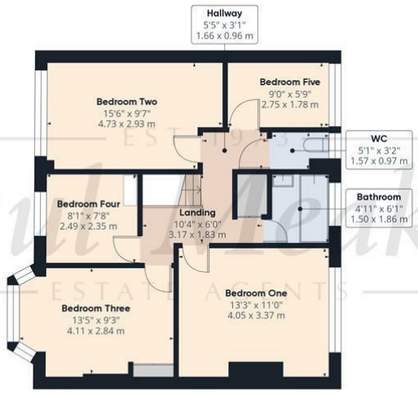
EST 1973
Paul Meakin
ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area(1)
1428.15 ft²
132.68 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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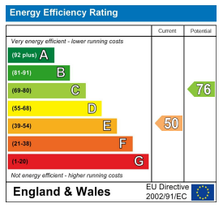

Porch
1'11" x 6'3" (0.60 x 1.93)

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
9'11" x 6'0" (3.04 x 1.85)

Garage
25'9" x 9'2" (7.86 x 2.81)

Outbuilding
15'6" x 6'10" (4.74 x 2.10)

Landing
10'4" x 6'0" (3.17 x 1.83)

Bedroom One
13'3" x 11'0" (4.05 x 3.37)

Bedroom Two
15'6" x 9'7" (4.73 x 2.93)

Bedroom Three
13'5" x 9'3" (4.11 x 2.84)

Bedroom Four
8'2" x 7'8" (2.49 x 2.35)

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

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

- Five-bedroom semi-detached family home
- Large garage and outbuilding for additional storage or workspace
- Family bathroom and separate WC
- Extended by current owners, offering potential for further modernisation
- Conveniently located near Selsdon High Street, shops, and amenitie
- Two reception rooms
- Three double bedrooms and two smaller bedrooms
- Beautifully landscaped rear garden
- Over 1,400 sq ft of living space
- Close to frequent bus services (64 and 433) and a variety of good schools

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 home.

Conveniently located close to Selsdon High Street, the property is well-placed 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.

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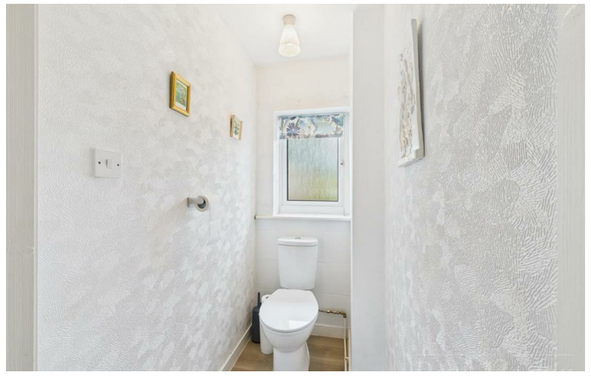
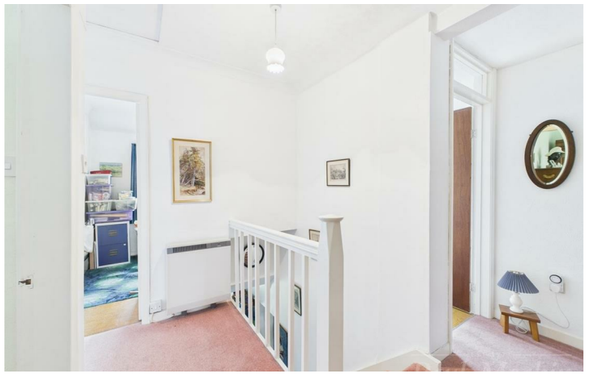

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