



EST 1973  
**Paul Meakin** £900,000 Wisborough Road, South Croydon, CR2 0DR  
ESTATE AGENTS

- Stunning four/five bedroom detached home
- Two bathrooms
- Large landscaped south east facing garden
- Drive way
- Another property entrusted to Paul Meakin Estate Agents
- Four reception areas
- Impressive kitchen breakfastroom
- Refurbished throughout
- Garden Office

Paul Meakin are delighted to market this stunning four/ five bedroom detached family home which has been carefully designed and completely modernised to a high standard by the current owner. It truly is the perfect purchase for a growing family looking to instantly enjoy the quality and space this property has to offer.

The large entrance hall leads through to a bright and spacious reception room which is open plan to the impressive kitchen breakfast room with centre island and is the heart of the home providing a wonderful entertaining area, separate utility room, large conservatory with the secluded outlook on to the landscaped garden plus an optional fifth bedroom /reception room with a large en-suite refitted shower room.

The first floor offers four good sized bedrooms plus a large refitted family bathroom. The large south east facing landscaped garden is an extension of the home with a large patio area with steps up to a covered seating area and summer house/ office with power and light, the garden is secluded and predominately laid to lawn with side access to the front of the property to the driveway and well-maintained large frontage.

This home is a must view for buyers to appreciate location, presentation and size.

Croydon Council tax band G  
EPC D

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

TAX BAND: G

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





