



EST 1973
Paul Meakin
 ESTATE AGENTS
 £650,000 - £675,000 Wells Close, South Croydon, CR2 7ZQ

Price Range £650,000 - £675,000

Tucked away within an exclusive private cul-de-sac in the heart of South Croydon, this exceptional four/five bedroom townhouse offers beautiful accommodation across three spacious floors, perfectly suited to modern family living.

Immaculately presented throughout and significantly enhanced by the current owners, the property combines contemporary style with versatile living space in a highly convenient yet peaceful setting.

The ground floor welcomes you with a bright entrance hall, downstairs WC and a stunning refitted kitchen/dining room complete with integrated appliances, Rangemaster and a large hidden pantry—perfect for families. There is ample entertaining space, with French doors opening directly onto the rear garden. A further reception room, currently arranged as a home office, provides excellent flexibility and could easily serve as a fifth bedroom, playroom or snug.

Arranged over the upper floors, the accommodation continues to impress with a stunning living room featuring a Juliette balcony, creating a wonderful space to relax and entertain. The bedroom on this level benefits from its own modern ensuite shower room and Juliette balcony, ideal for guests or older children.

The top floor hosts an impressive principal suite with fitted wardrobes and a stylish en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the rear garden has been designed for enjoyment, with a spacious patio, a seated sofa area to the rear, and a central lawn. To the front, the property benefits from two owned parking spaces and small private lawn.

Wells Close enjoys a convenient South Croydon location close to local amenities, excellent transport links and popular schools including Coombe Wood, Royal Russell, Whitgift and Croydon High. South Croydon and Sanderstead stations, Lloyd Park Tram Stop, Croham Hurst Woods and Croham Hurst Golf Club are all within easy reach.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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



- Price Range £650,000 - £675,000
- Exclusive cul-de-sac location in South Croydon
- Refitted kitchen/dining room with Rangemaster and pantry
- First floor living room with Juliette balcony
- Two parking spaces
- WATCH Marketing Video
- Exceptional 4/5 bedroom townhouse over three floors
- Flexible ground floor reception room
- Top floor principal suite with en-suite and wardrobes
- Close to excellent schools and transport links





