



25

Pollard Machin

estate agents since 1885

25 Woodpecker Mount, Pixton Way, Croydon, Surrey, CR0 9JA

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Guide Price £325,000-£335,000

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Description

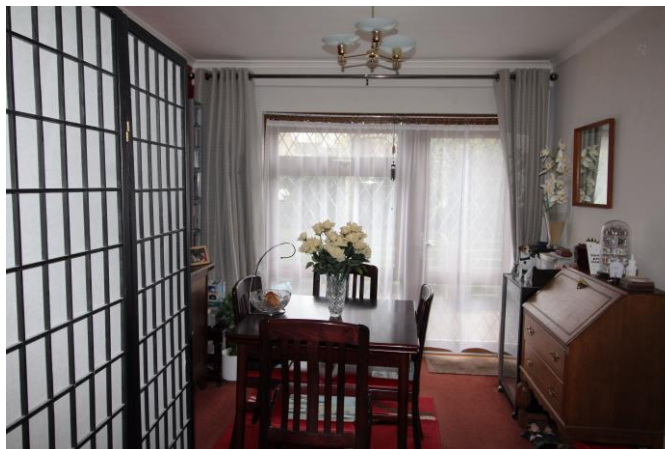
Offered to the market for the first time in 26 years and situated in the popular Forestdale development is this three double bedroom terraced house. Council tax band D. EPC rating tbc

Accommodation

This property is deceptively spacious and would make a lovely family home. The accommodation downstairs comprises of a large entrance porch with access into the cloakroom, an impressive 18ft living room ,separate dining area which is adjacent to the kitchen. Upstairs there are three good size bedrooms which all provide built in storage and the bathroom. Features of this property include warm air heating, double glazing , a good amount of storage throughout, a garage en -bloc, residence parking and a south west facing patio garden which backs onto communal grounds. There is a monthly communal grounds maintenance fee of £59.49

Location

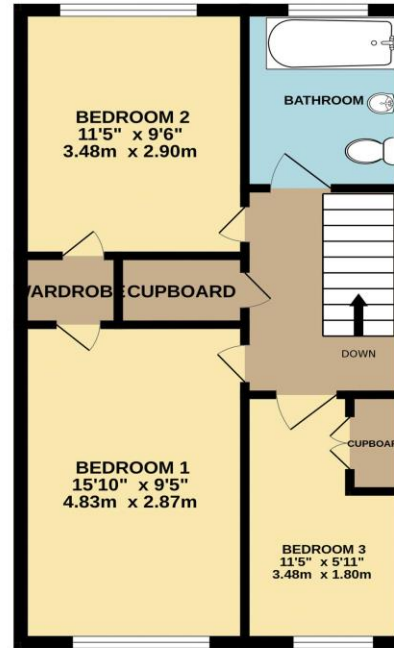
Situated within easy reach of the 433 and 64 bus route offering direct links to Croydon Town Centre whilst Gravel Hill Tram Stop is under a mile from the property serving East Croydon Station. There are a number of popular schools locally including Courtwood and Forestdale, with a range of local shops and amenities in Forestdale and a wider variety available in Selsdon including a Sainsbury's, Aldi and selection of restaurants.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

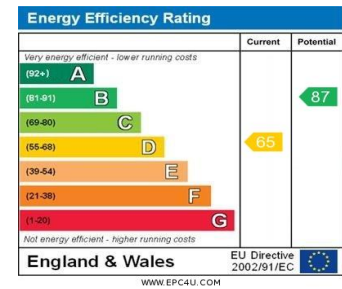


1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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