

FOR SALE



Woodpecker Mount , Forestdale

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £300,000



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- 3 Bedroom House
- Complete Renovation Required!
- Mid Terrace
- No Chain
- Garage

Enjoying a cul de sac setting in the popular Forestdale area - on the edge of the Surrey countryside, yet within easy reach of Croydon Town Centre - this 3 bedroom house requires complete renovation.

The property affords an entrance lobby, a large reception room leading to a dining room with open-plan kitchen, upstairs landing, two double bedrooms plus a good sized third bedroom, a bathroom/wc and benefits from gas heating together with double glazing. Externally there is a small garden at the rear and a garage en bloc.

Available from September ! call the Landlord's sole letting agent Martin & Co now for an appointment to view!



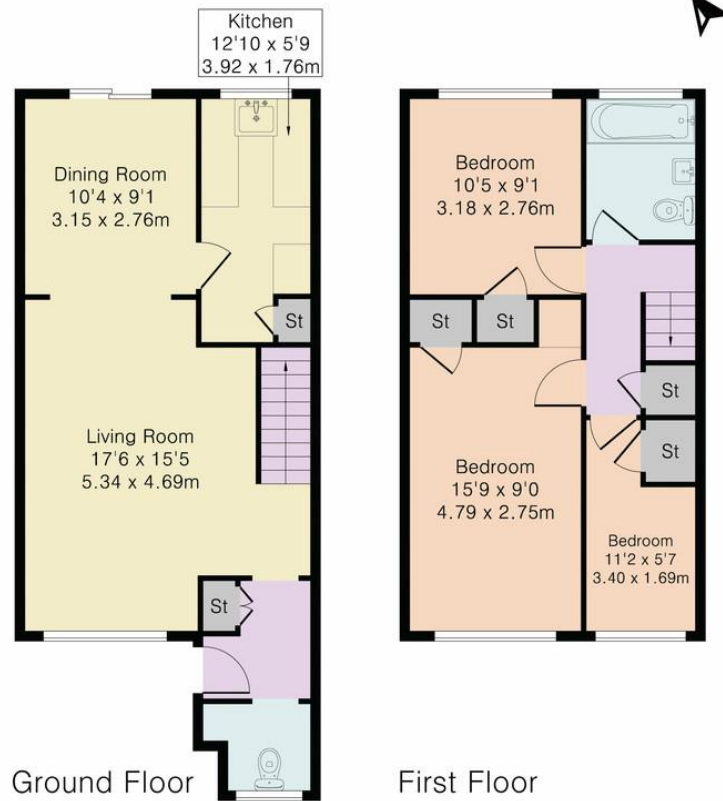




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area 893 sq ft – 83 sq m
 Ground Floor Area 469 sq ft – 44 sq m
 First Floor Area 424 sq ft – 39 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

