

FOLKLANDS

PIXTON WAY, FORESTDALE
GUIDE PRICE £220,000





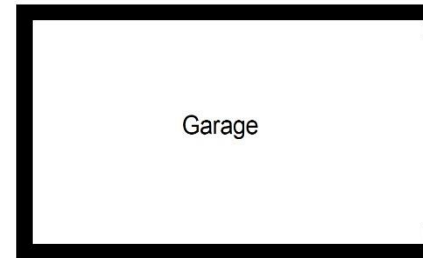






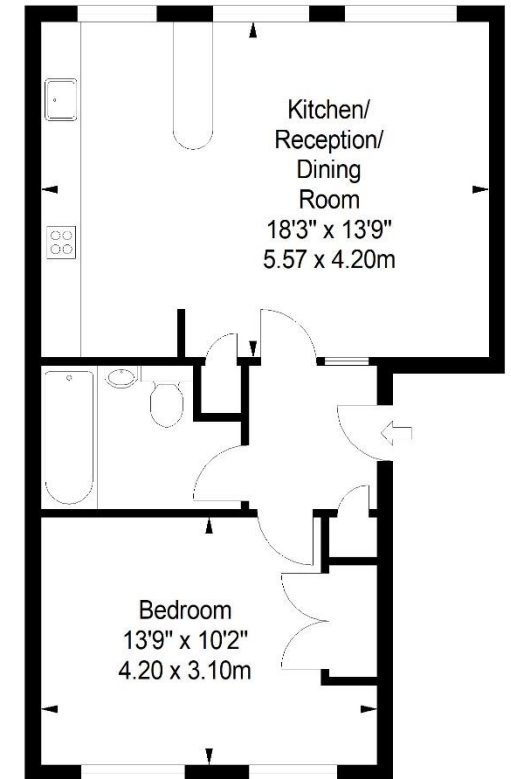
Woodpecker Mount

Approximate Gross Internal Area
484 sq ft / 44.96 sq m
 (Garage Not Included in the Total Area)



Garage

Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR APARTMENT - CHAIN FREE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ NEWLY EXTENDED LEASE
- ❖ PRIVATE GARAGE ENBLOC
- ❖ RESIDENTS OFF-ROAD PARKING
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ SEVERAL LOCAL BUS ROUTES
- ❖ EPC EER C



**** Chain Free ** Newly Extended Lease ** Garage En Bloc ** Gas Central Heating **** A superbly presented one double bedroom first floor flat, situated within this quiet residential development, in the popular Forestdale area, conveniently located 0.6 miles from the local Tram stop and moments from several local bus routes (64, 359 & 433) which provides regular access into Purley town centre and East Croydon train station.

This bright & airy apartment features gas central heating, it is fully double glazed and boasts a garage en bloc. Residents have access to shared off-road parking within the development (With the use of a parking permit). Additionally, the property is offered with a newly extended lease. Other notable features include a brand-new kitchen, new flooring throughout and excellent decor.

The accommodation comprises one double bedroom with a large fitted wardrobe, ample hallway storage, a three-piece bathroom suite with shower over-bath and a large lounge/dining room with stylish open-plan fitted kitchen.

Furthermore, this property sits a short distance away from Selsdon high street with its array of shops, cafes & restaurants and it falls within half a mile from a range of popular local primary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		