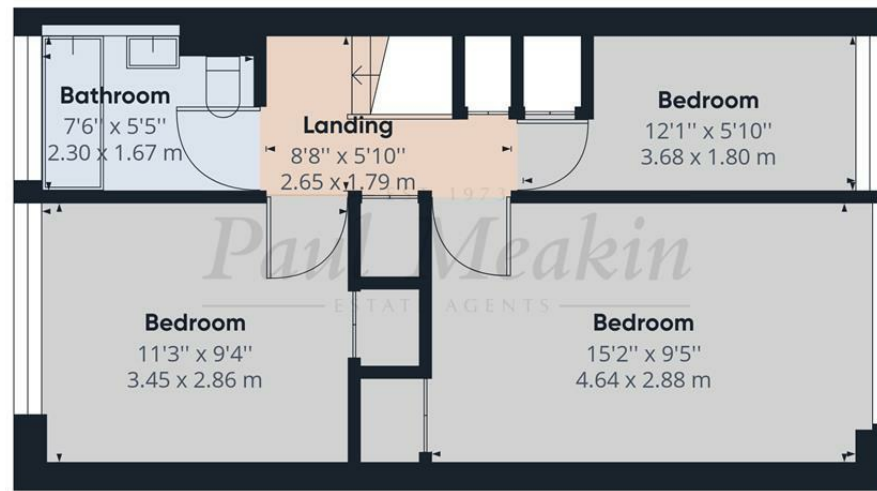


Ground Floor



Floor 1



Approximate total area⁽¹⁾
 919.31 ft²
 85.41 m²

Reduced headroom
 16.43 ft²
 1.53 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973
Paul Meakin Offers In Excess Of £365,500 Woodpecker Mount, Croydon, CR0 9JF
 ESTATE AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: D

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



Introducing a three-bedroom family home, ideally positioned at the end of the chain. This mid-terraced residence is nestled in a peaceful cul-de-sac, offering a tranquil and convenient living experience. You'll enjoy seamless access to various amenities, including the 64 bus services, the Gravel Hill tram stop, local Forestdale shops, and nearby schools.

Inside, this property there is a fitted kitchen and a modern bathroom, ensuring comfort and functionality for your daily life. A practical downstairs cloakroom adds to the convenience of the home. The paved rear garden provides a private outdoor space for relaxation and entertainment.



Double glazed windows and efficient gas central heating via radiators enhance energy efficiency and year-round comfort. Additionally, this property includes a garage en bloc, providing secure parking or valuable storage space.

Don't miss the opportunity to appreciate the size and location of this wonderful family home. Schedule your earliest viewing and envision the possibilities that await you. This property is offered as freehold with ground rent charges of £626 per year. Croydon Council tax band D/ EPC C.

Hallway

7'1" x 6'0" (2.18 x 1.85)

WC

5'2" x 5'6" (1.58 x 1.68)

Living Room

17'8" x 15'8" (5.41 x 4.80)

Kitchen

10'6" x 15'8" (3.22 x 4.78)

Landing

8'8" x 5'10" (2.65 x 1.79)

Bedroom

11'3" x 9'4" (3.45 x 2.86)

Bedroom

15'2" x 9'5" (4.64 x 2.88)

Bedroom

12'0" x 5'10" (3.68 x 1.80)

Bathroom

7'6" x 5'5" (2.30 x 1.67)

Garden

Garage en bloc

