

Approximate total area⁽¹⁾
457 ft²
42.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



TAX BAND: B

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



EST 1973
Paul Meakin £210,000 Friars Wood, Pixton Way, Croydon, CR0 9JN
ESTATE AGENTS



Located in the delightful area of Friars Wood, this first floor purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 538 square feet.

The flat comprises one spacious bedroom, fitted bathroom, refitted kitchen, a large reception room, perfect for both relaxing and entertaining guests, surrounding communal gardens, garage en-bloc and gas central heating.

Built in 1965, this property has been recently modernised, ready for someone to move in and make their home.

Situated in Forestdale, residents will benefit from a friendly community with a variety of local shops, cafes, and parks nearby and in the popular Selsdon area, also benefitting from useful transport links, including bus and tram services into Central Croydon and surrounding areas.

This flat is an excellent opportunity for first-time buyers or those seeking low-maintenance living in a desirable location.

Do not miss the chance to make this charming flat your new home.

Call 02086511234 now to book your viewing before it's too late!



Kitchen

12'10" x 5'7" (3.92 x 1.72)

Living Room

13'8" x 12'2" (4.17 x 3.73)

Hallway

Bedroom

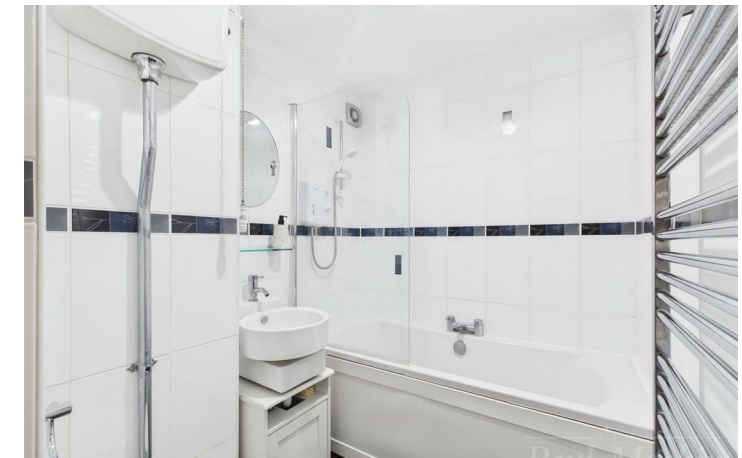
9'10" x 11'8" (3.02 x 3.57)

Bathroom

Garage en-bloc

Communal garadens

- Garage en-bloc
- Gas central heating
- Spacious bedroom
- Re-fitted kitchen
- Large reception room
- Ample storage



Viewing Notes:

[illegible]