

Approximate total area⁽¹⁾
879 ft²
81.8 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



£395,000 Bowens Wood, Linton Glade, Croydon, CR0 9LQ

Situated in the sought-after Forestdale development, this well-presented end-terrace three-bedroom home offers both comfort and convenience. The property has been thoughtfully maintained, making it an ideal choice for families, professionals, or first-time buyers.

On the ground floor, you'll find a welcoming entrance hallway with access to a downstairs WC/utility space, a spacious open-plan lounge and dining area filled with natural light, and a separate fitted kitchen.

Upstairs, the home offers three good-sized bedrooms and a modern, fully fitted family bathroom.

Externally, as an end-terrace, the property benefits from additional privacy and potential for extra garden or side access (subject to layout). Residents also enjoy the peaceful surroundings and community feel that Forestdale is known for, while remaining close to local schools, shops, and transport links.

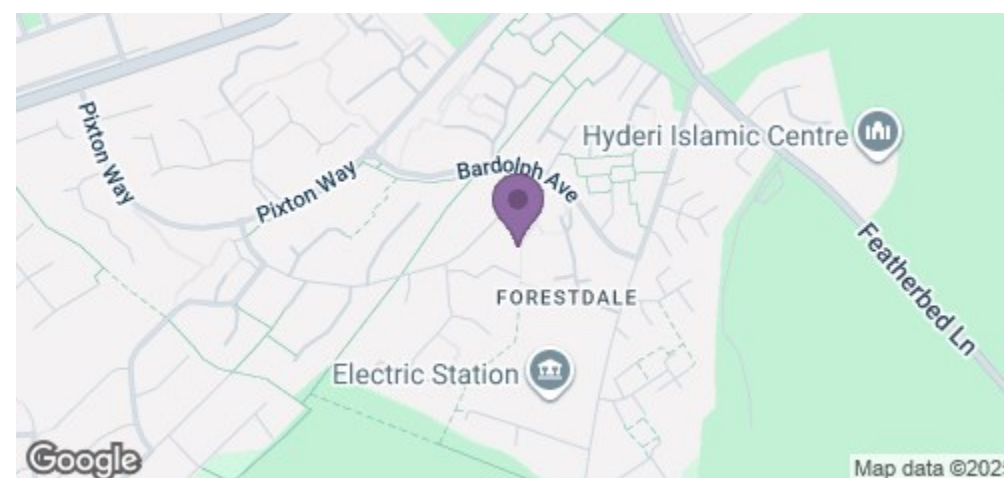
This is a fantastic opportunity to secure a well-kept home in one of the area's most desirable locations.

Croydon Council | Service charge: 600 per annum | Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND:

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



Entrance hall

WC

Kitchen

8'4 x 9'5 (2.54m x 2.87m)

Living Room

19'1 x 15'8 (5.82m x 4.78m)

Landing

Bedroom One

13'1 x 8'5 (3.99m x 2.57m)

Bedroom Two

12'8 x 9'5 (3.86m x 2.87m)

Bedroom Three

9'6 x 6'0 (2.90m x 1.83m)

Bathroom

Garden

