



29 Goodwin Road, Croydon, CR0 4EJ

Pollard Machin

estate agents since 1885

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Croydon
CR0 4EJ

Offers in Excess of £400,000

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First time on the market since 1931 this three-bedroom home offers well-balanced accommodation arranged over two floors, ideal for first-time buyers, young families or investors. EPC Rating D. Council Tax Band C.

Accommodation

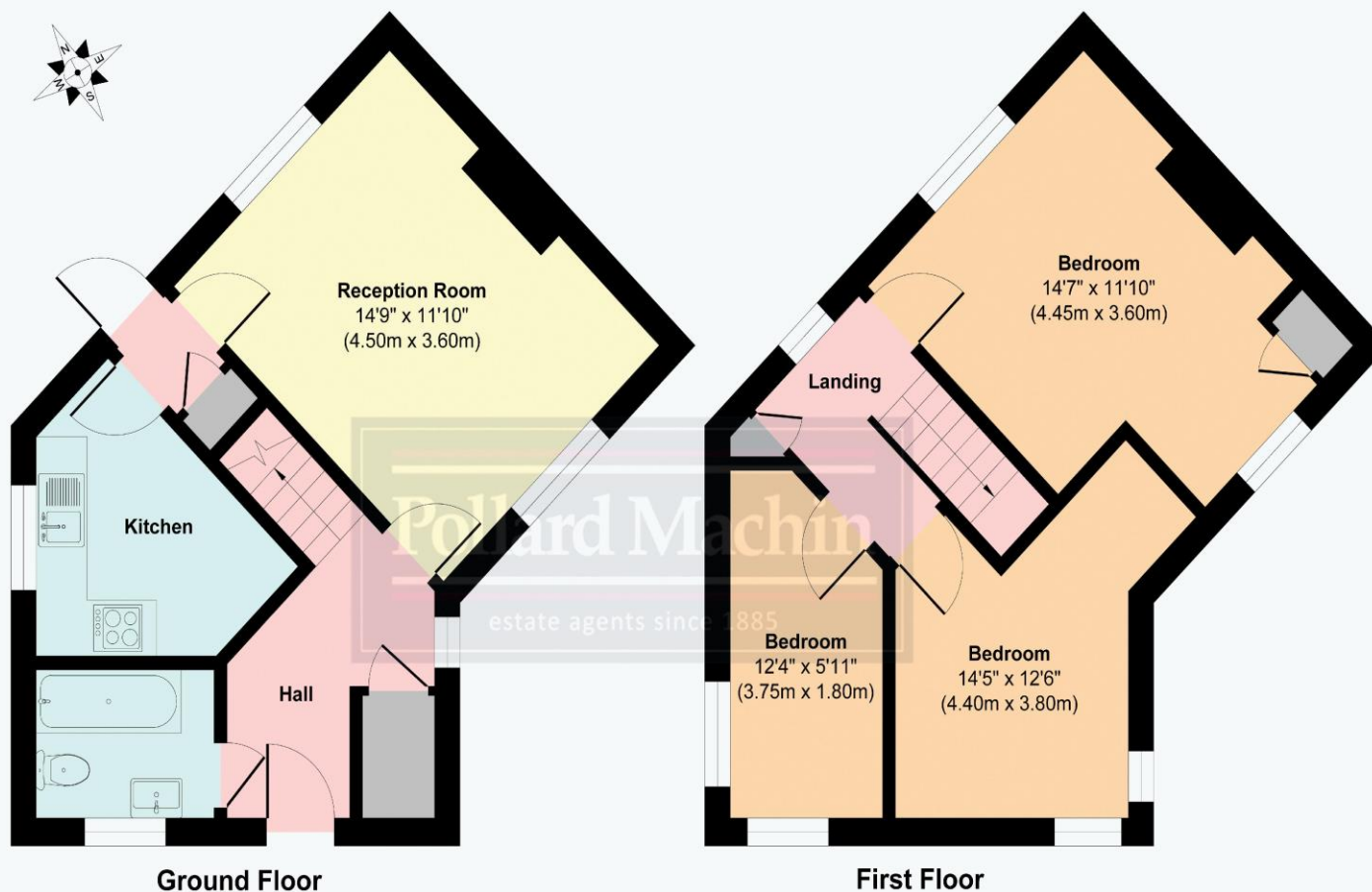
The ground floor comprises a welcoming entrance hall leading to a bright and generously proportioned reception room measuring approximately 14'9" x 11'10". The kitchen is thoughtfully arranged with a practical layout and convenient access to the ground floor bathroom. The overall configuration provides a comfortable living space with scope for personalisation. Upstairs, the first floor offers three bedrooms including two well-sized doubles (14'7" x 11'10" and 14'5" x 12'6") and a third bedroom (12'4" x 5'11") ideal as a guest room or home office. A central landing provides access to all rooms.

The property extends to approximately 764 sqft of internal space and presents an excellent opportunity for buyers seeking a home with character and potential in a well-connected Croydon location.

Location

Goodwin Road is conveniently positioned for local amenities, reputable schools and transport links, making it an appealing choice for commuters and families alike. Early viewing is highly recommended.



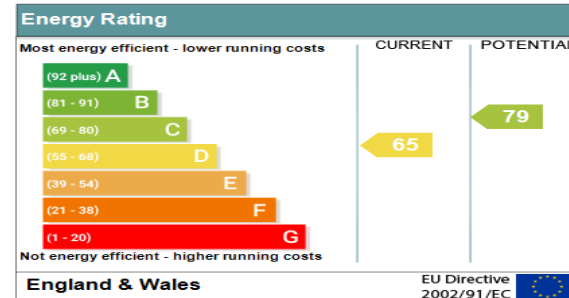


29 Goodwin Road, Croydon, CR0 4EG
Approx. Gross Internal Area 764.2sq ft / 71sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 29 Goodwin Road, CROYDON, CR0 4EG
RRN: 6900-7286-0422-4595-3263



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings Strictly by Appointment Only

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