



**Woodland Gardens, South Croydon CR2 8PH**



**welcome to**

## **Woodland Gardens, South Croydon**

Located in the sought-after Bird Sanctuary area of Selsdon right next to a park, this well-presented three-bedroom detached house offers a blend of comfort and potential.

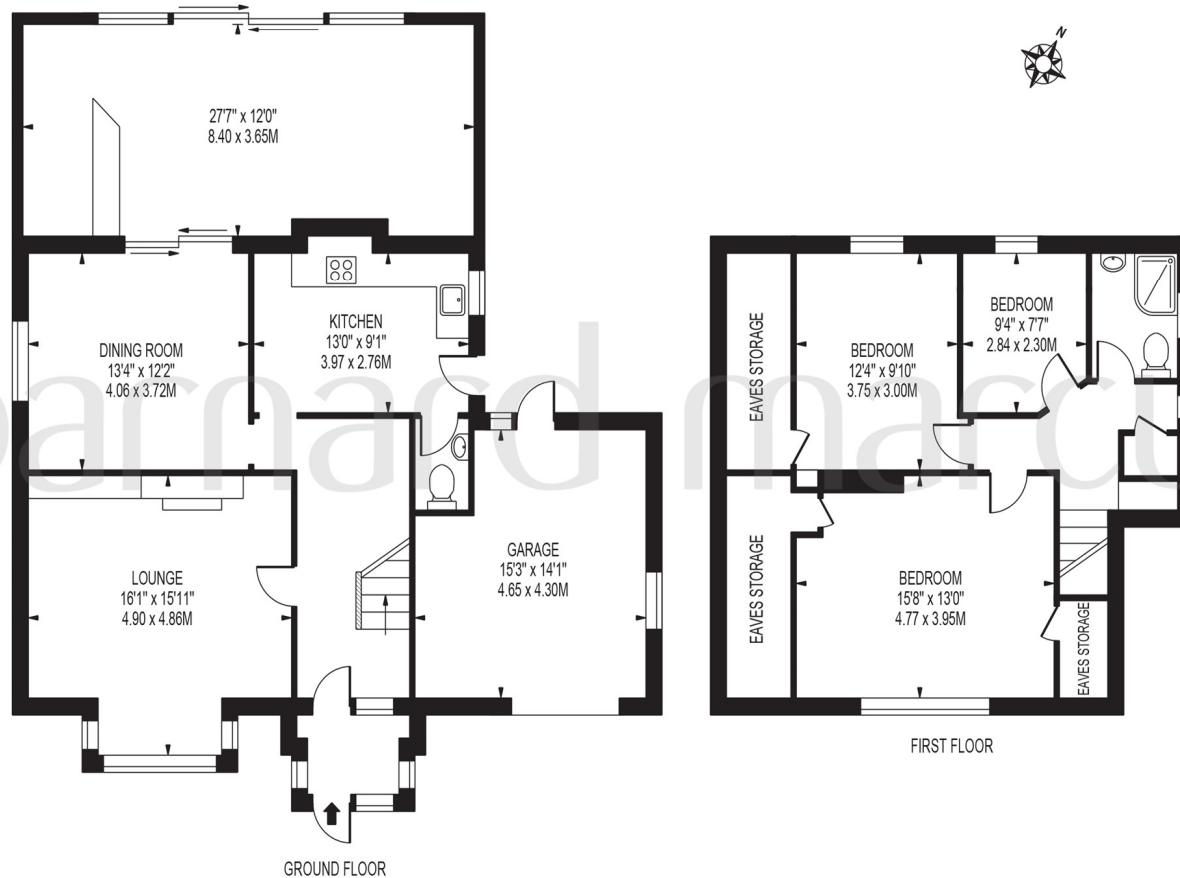


## WOODLAND GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1728 SQ FT - 160.57 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 121 SQ FT - 11.24 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 200 SQ FT - 18.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The property boasts spacious living areas, perfect for both everyday family life and entertaining guests. The home features a generously sized garage and an extended rear, ideal for hosting gatherings or enjoying outdoor living. A large driveway accommodates several cars, adding convenience for homeowners and visitors alike. The location of this property is close to coffee shops and restaurants, as well as bus stops. With ample potential to extend further, this property presents a fantastic opportunity to create your dream home in a peaceful and desirable area.

**welcome to**

## **Woodland Gardens, South Croydon**

- 3 Bedrooms Detached House
- Close to Shops
- Next to Park
- Bird Sanctuary Close By
- Large Garage and Driveway

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

offers in excess of

**£625,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SCS109104 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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