



barnard marcus

Oakview House The Woodfields, South Croydon CR2 0HE



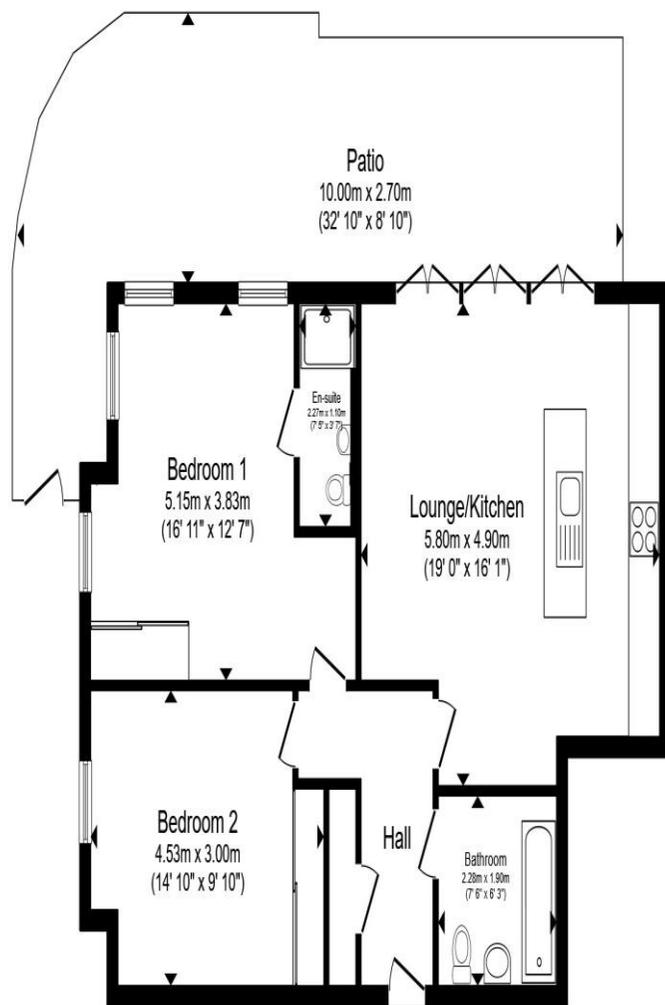
welcome to
Oakview House The Woodfields, South Croydon

***Modern & stylish ground floor
apartment with private patio and
allocated parking.***

This beautifully presented ground floor apartment was built in 2021 and offers a highly functional and stylish living space.

The layout comprises two spacious double bedrooms, and two modern bathrooms including an en-suite to the main bedroom plus fitted wardrobes, delivering excellent convenience and comfort. The open-plan kitchen and living area creates a bright, sociable environment perfect for everyday living and entertaining, while a generous private patio extends your living space outdoors. Residents also benefit from access to a communal garden and an allocated parking space, combining low-maintenance outdoor space with practical amenities.

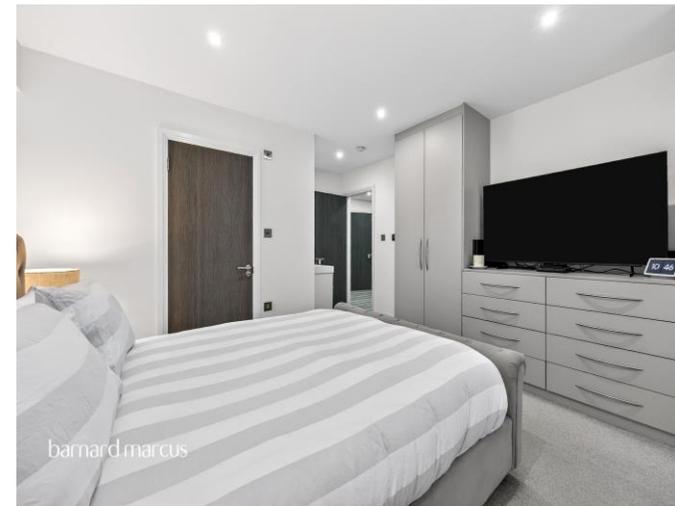




Floor Plan

Total floor area 70.2 m² (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a sought-after part of Sanderstead, The Woodfields enjoys the charm of a leafy residential street within easy reach of local amenities. The location is well served by a range of respected primary and secondary schools close by, making it a great choice for families or future-proof living. The neighbourhood itself combines the tranquillity of suburban living with proximity to vibrant town centres and a variety of cafés, shops and services located on Sanderstead's local parade.

For transport, regular bus routes run nearby and several rail stations such as Riddlesdown, Sanderstead and Purley Oaks are within easy reach, providing direct links into central London and beyond - ideal for commuters and city-bound travel.

welcome to

Oakview House The Woodfields, South Croydon

- Ground Floor Apartment - Built in 2021
- Two Double Bedrooms
- Two Bathrooms (One En-suite)
- Open Plan Kitchen/Living
- Private Patio

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 123 years from 21 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£415 000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107960



Property Ref:
SAN107960 - 0006

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8651 6363



Sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL



barnardmarcus.co.uk