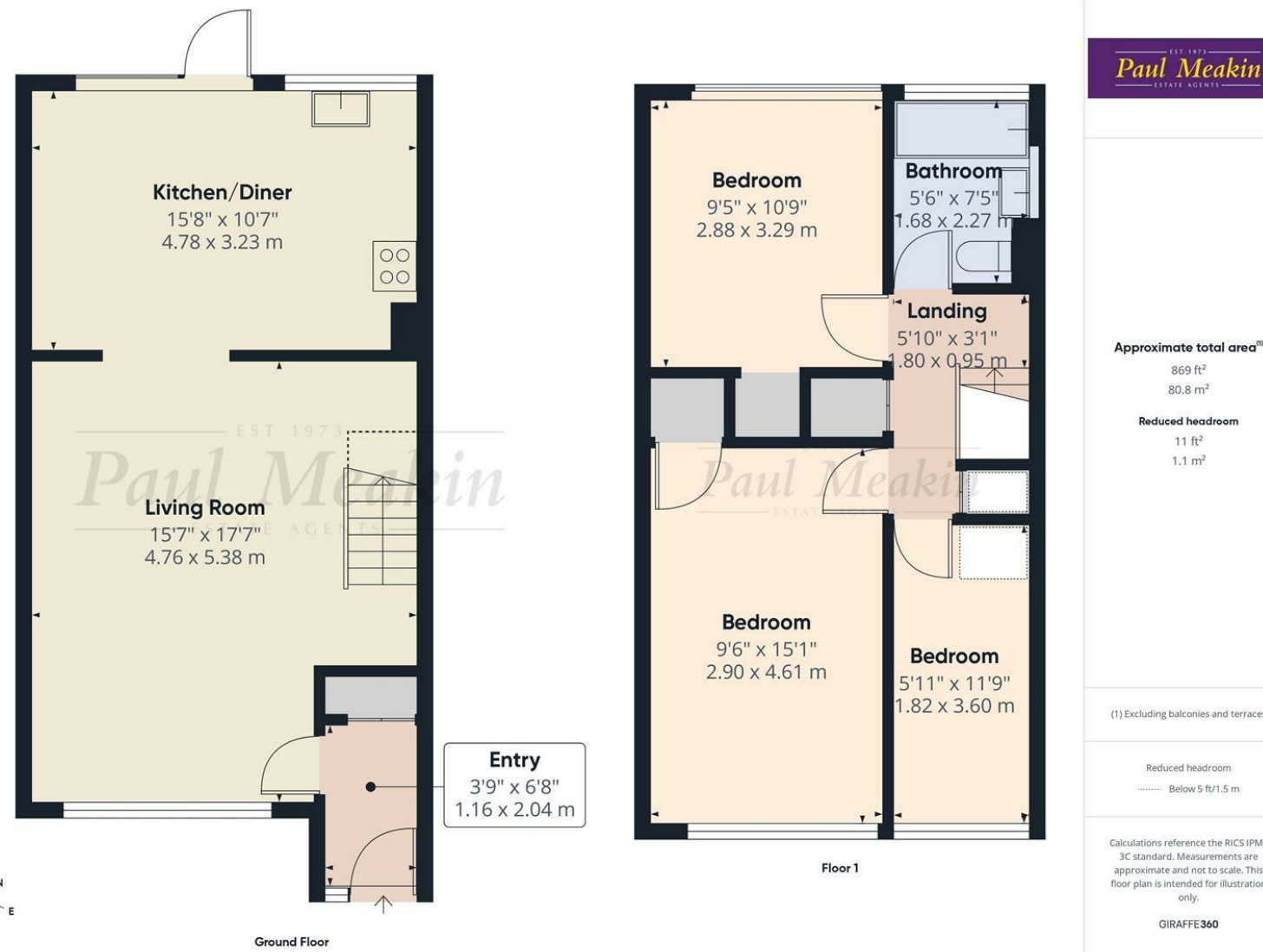




EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Price Guide £340,000

Markfield, Court Wood Lane, Croydon,  
CR0 9HQ

Welcomed to the market in a cul de sac part of Court Wood Lane in Croydon is this terraced house, which could offer the perfect blend of comfort and convenience to someone looking to invest in a home improvement project. The house has three bedrooms on the first floor, providing ample space for families or for office space. There is also a bathroom on the first floor.

Downstairs the property provides a living room, leading on to an open plan space for a fitted kitchen and dining area, which in turn leads to a private garden. A garage en bloc is included, providing extra storage pace. This property is conveniently located for local amenities and transport links just a stone's throw away, along with a variety of Primary Schools and surrounding woodland making it an excellent choice for those who value accessibility. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity to enjoy the best of Croydon living.

TAX BAND: D

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



Entrance Hall

Living Room  
15'7 x 17'7 (4.75m x 5.36m)

Kitchen/Diner  
15'8 x 10'7 (4.78m x 3.23m)

Landing

Bedroom  
9'6 x 15'1 (2.90m x 4.60m)

Bedroom  
9'5 x 10'9 (2.87m x 3.28m)

Bedroom  
5'11 x 11'9 (1.80m x 3.58m)

Bathroom

Garden

Garage en bloc



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>55</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                        |         |           |
|---------------------------------------------------------------------------------------|---------|-----------|
|                                                                                       | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                       |         |           |
| (92 plus) A                                                                           |         |           |
| (81-91) B                                                                             |         |           |
| (69-80) C                                                                             |         |           |
| (55-68) D                                                                             |         |           |
| (39-54) E                                                                             |         |           |
| (21-38) F                                                                             |         |           |
| (1-20) G                                                                              |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                       |         |           |
| England & Wales                                                                       |         |           |
| EU Directive 2002/91/EC                                                               |         |           |
|  |         |           |

