



Pixton Way | | Croydon | CR0 9JH

£1,300 Per Month

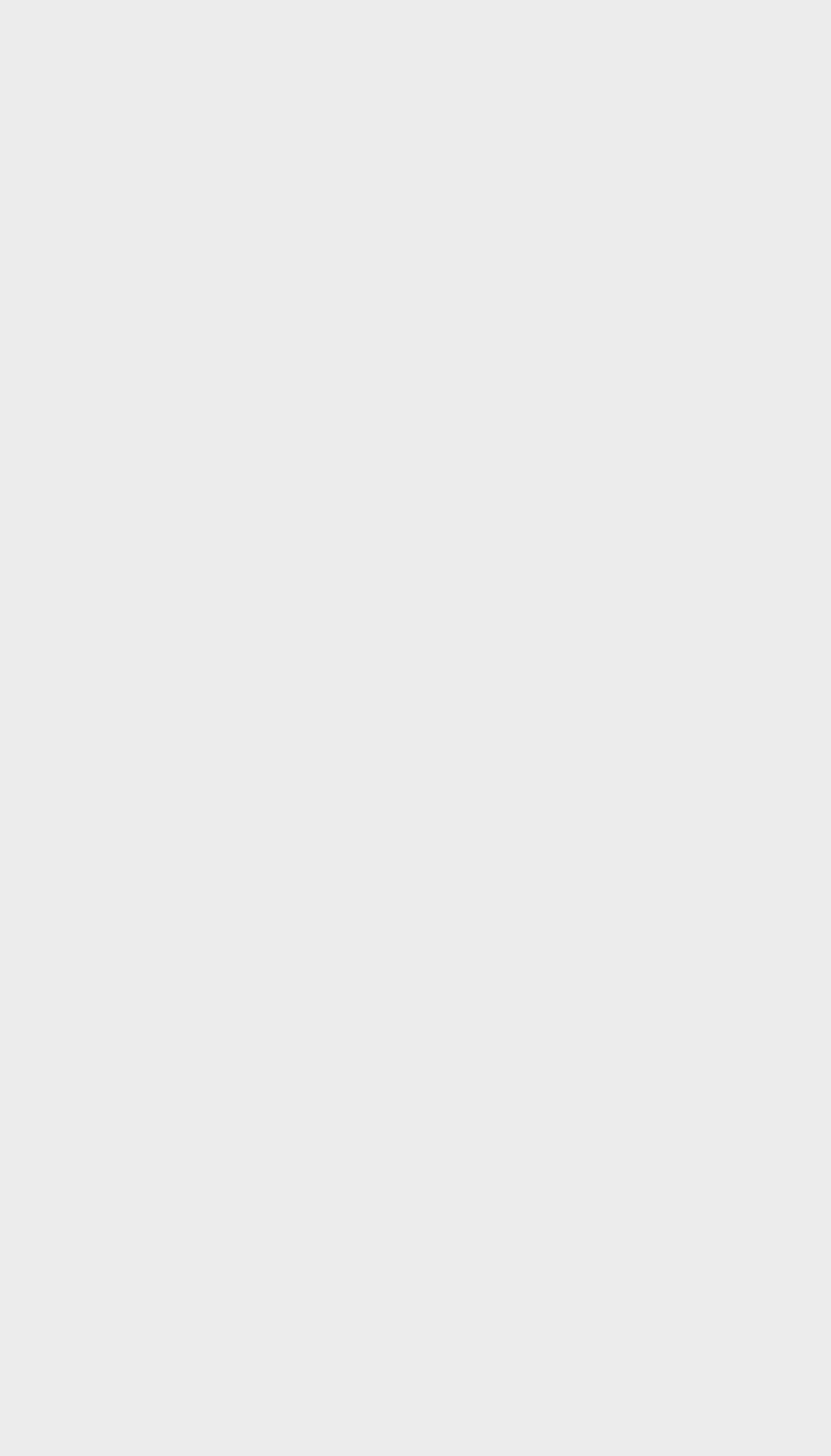


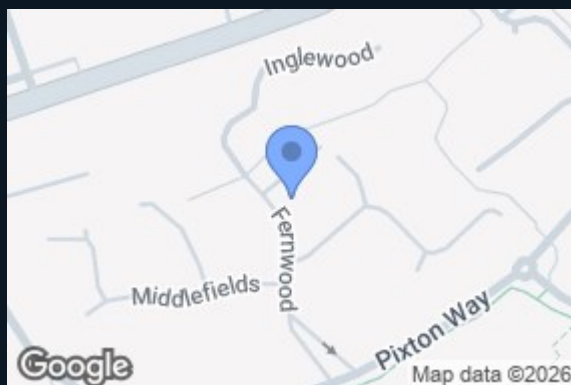
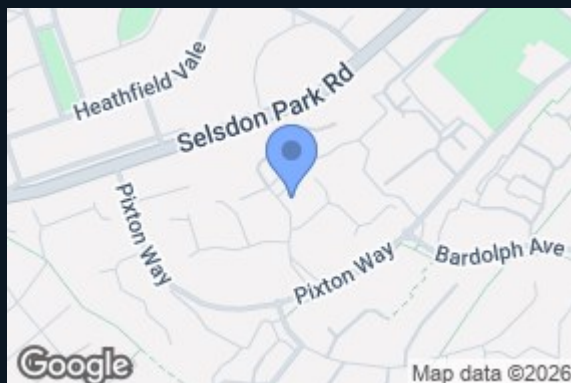
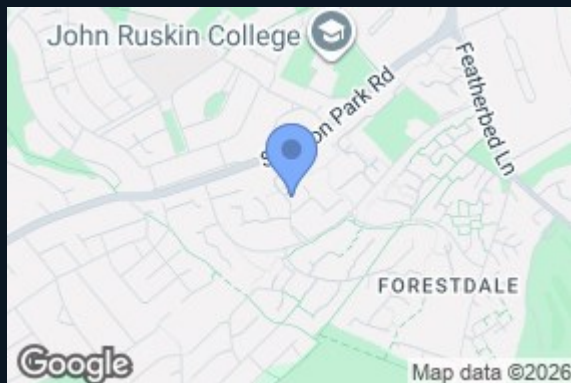
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Available to rent is a spacious and well-presented one-bedroom first-floor flat situated within the popular Friars Wood/Forestdale development, with the added benefit of a private garage included. Upon entering, the hallway provides access to the main rooms and benefits from two useful storage cupboards providing excellent additional space for coats, household items and general storage. The large living room provides plenty of space for both relaxing and dining with further built-in storage adding to the practicality of the room. Its generous proportions make it a versatile and comfortable living space. The property features a newly fitted kitchen equipped with a gas hob, oven and washing machine, along with modern units and useful storage. The large bedroom is another excellent feature of the property, offering plenty of room for a double bed and

- 1 Bedroom 1st Floor Flat
- Newly Fitted Kitchen with Appliances
- Popular Friars Wood/Forestdale location
- Spacious Large Bedroom with storage
- Garage Included
- Ample Storage
- Spacious living room with storage





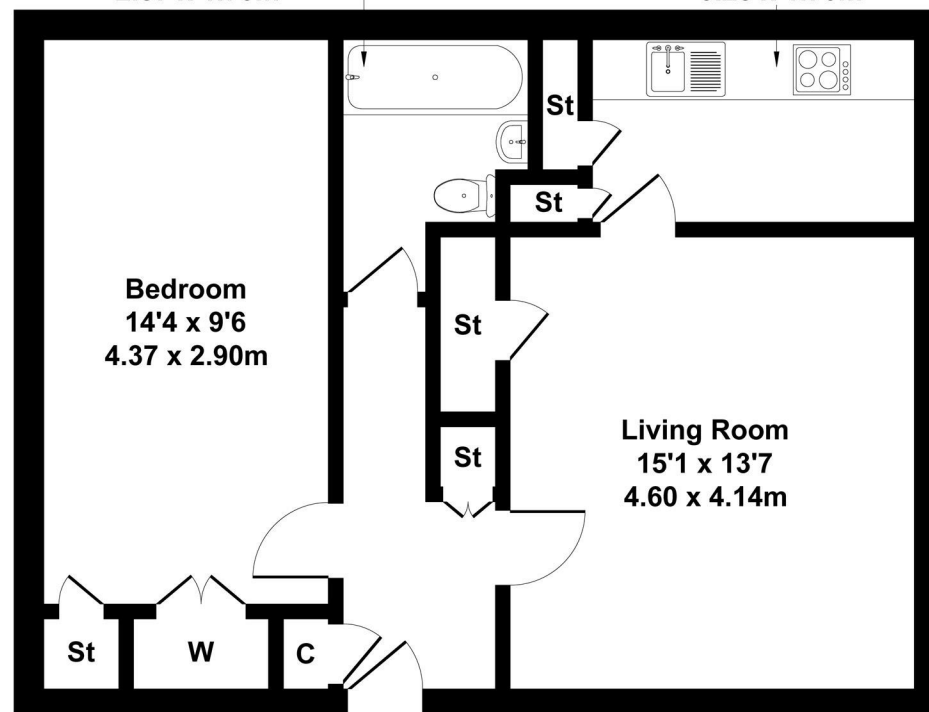


Friars Wood, Pixton Way, CR0 9JH

Bathroom 8'5 x 5'8
2.57 x 1.73m

Approximate Gross Internal Area 630 sq ft - 59 sq m

Kitchen 10'9 x 5'7
3.28 x 1.70m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Council Tax Band B **EPC Rating C**

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(109-130) C	79
(131-140) D	
(141-150) E	
(151-160) F	
(161-170) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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