



**Inglewood Pixton Way, Croydon CR0 9LN**

**welcome to**

**Inglewood Pixton Way, Croydon**

Located within the peaceful and leafy development of Forestdale, this charming one-bedroom ground floor apartment offers a rare opportunity to enjoy tranquil living in a well-maintained purpose-built block.

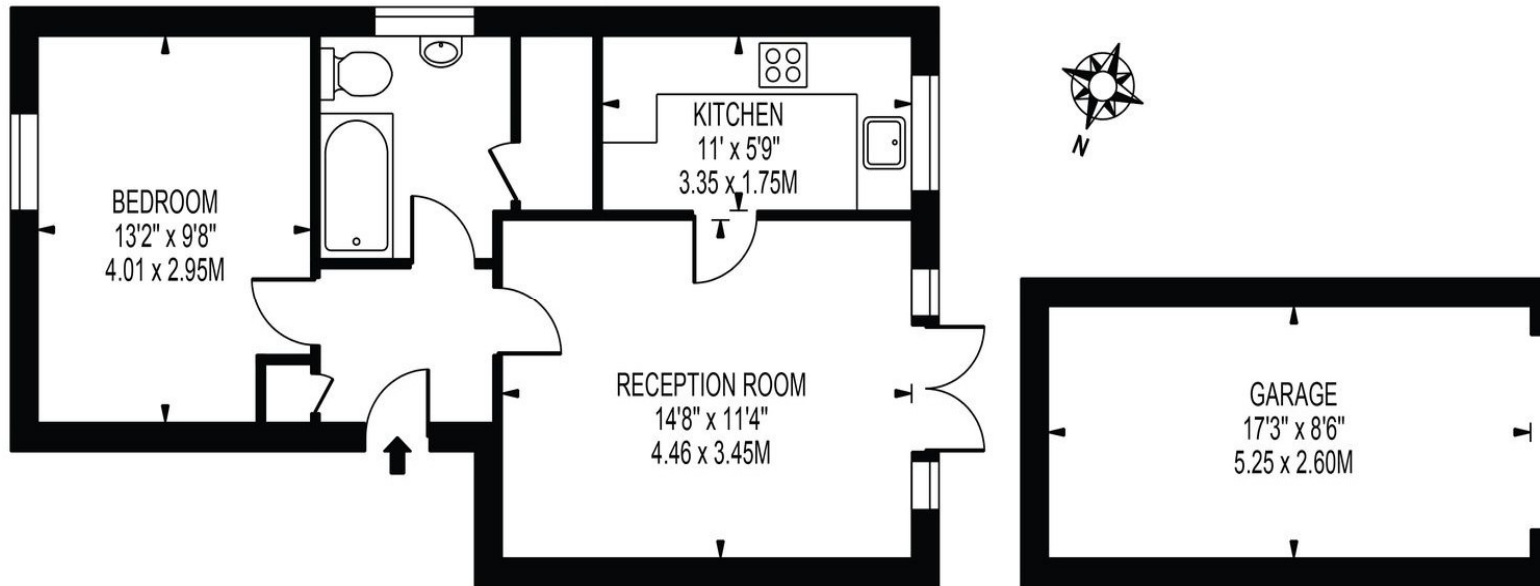


## INGLEWOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 481 SQ FT - 44.70 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.65 SQ M



GROUND FLOOR

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.

Surrounded by mature trees and open green spaces, including the nearby Bird Sanctuary, the setting is ideal for those seeking a quiet lifestyle close to nature.

The property is accessed via a secure communal entrance and opens into a private hallway. Inside, you'll find a spacious reception room with direct access to a private rear garden, perfect for relaxing or entertaining. The kitchen is separate and well laid out, offering a practical space for cooking and dining. The double bedroom is bright and generously sized, while the bathroom is conveniently located off the hallway.

Additional benefits include a private en-bloc garage, ideal for secure parking or extra storage. The property is offered to the market with no onward chain, making it an excellent choice for first-time buyers, downsizers, or investors.

Inglewood is well-connected, with direct bus routes to East Croydon Station, providing fast and frequent services into Central London, Gatwick Airport, and beyond. Local shops, amenities, and leisure facilities are all within easy reach, while the surrounding area offers scenic walking trails and open green spaces.

welcome to

## Inglewood Pixton Way, Croydon

- Ground Floor with Private Garden
- Separate Kitchen & Spacious Living Area
- Generous Double Bedroom
- Private Garage Included – Secure parking or extra storage.
- Peaceful Woodland Development

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1660.74

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109824](https://www.barnardmarcus.co.uk/Property/SCS109824)



Property Ref:  
SCS109824 - 0002

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