



11 The Woodfields, Sanderstead, Surrey, CR2 0HG

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Guide Price £650,000

Extended Three Bedroom Semi-Detached Home with Driveway and Generous Rear Garden. EPC Rating D. Council Tax Band E.

Situated in a popular residential location, this extended three bedroom semi-detached house offers well-proportioned accommodation, a private driveway and a good size rear garden, making it an ideal opportunity for families or buyers looking to create a long-term home.

The ground floor provides a spacious reception room to the front of the property, perfect for relaxing or entertaining, alongside a separate dining room which flows into the extended kitchen. The kitchen offers ample space for modernisation and reconfiguration, with the added benefit of a separate utility room and ground floor WC. Internal access to the garage further enhances the practicality of the layout.

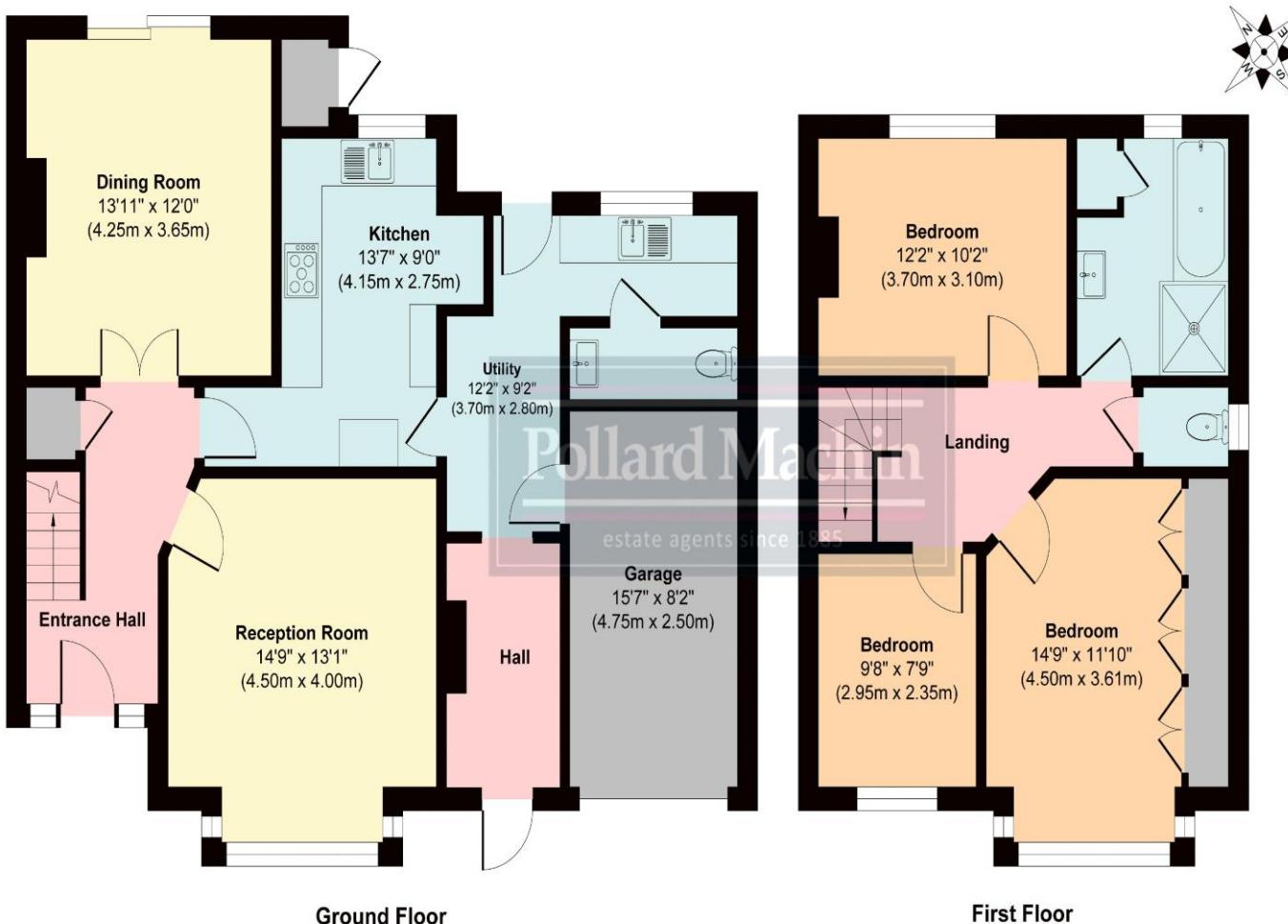
Upstairs, the first floor comprises three bedrooms, including two generous doubles and a third well-proportioned room ideal as a child's bedroom or home office. The accommodation is completed by a family bathroom and separate WC, offering scope for updating to suit modern tastes.

Externally, the property benefits from a driveway providing off-street parking and a well-sized rear garden, offering plenty of space for outdoor dining, play or future landscaping.

The house is in need of some modernisation throughout, presenting an excellent opportunity for buyers to add value and personalise the home to their own specification.

Well located for local amenities, schools and transport links, this is a fantastic opportunity to acquire a family home with space, potential and a desirable setting.



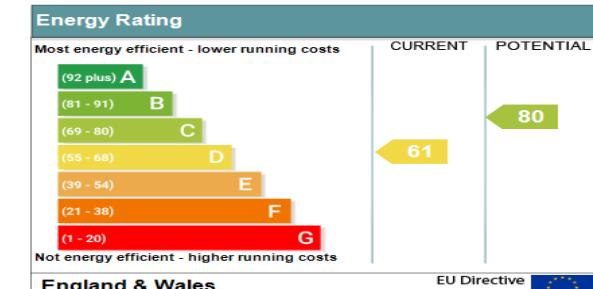


The Woodfields, South Croydon CR2
Approx. Gross Internal Area 1270sq ft / 118sq meters

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Address: 11 The Woodfields, SOUTH CROYDON, CR2 0HG
RRN: 0380-2458-1590-2526-3801



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