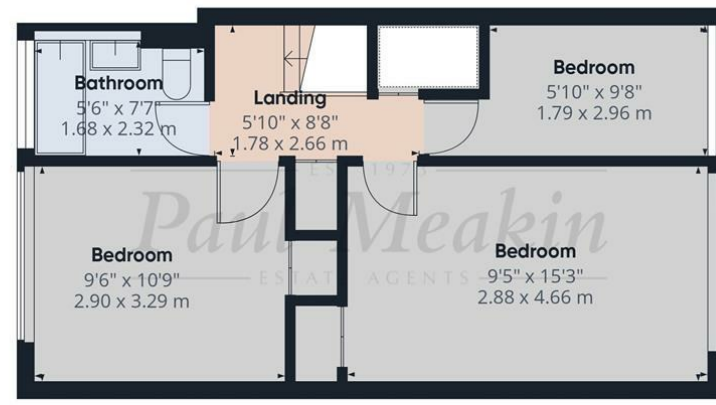




£325,000 Friars Wood Pixton Way, Croydon, CR0 9JN



Approximate total area⁽¹⁾
904 ft²
84 m²

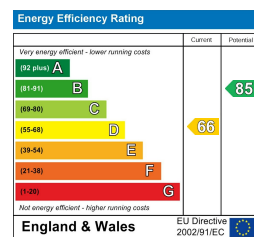
Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	Landing	Garden
Downstairs W.C	Bedroom 9'5 x 15'3 (2.87m x 4.65m)	Garage en bloc
Living Room 15'7 x 17'9 (4.75m x 5.41m)	Bedroom 9'6 x 10'9 (2.90m x 3.28m)	
Dinning Room 9'3 x 10'5 (2.82m x 3.18m)	Bedroom 5'10 x 9'8 (1.78m x 2.95m)	
Kitchen 6'0 x 10'5 (1.83m x 3.18m)	Bathroom	



This three-bedroom mid-terrace house offers a wonderful opportunity for those looking to create their dream home. The property presents a spacious layout that is perfect for families or individuals seeking room to grow.

Upon entering, you will find a through lounge that provides a warm and inviting atmosphere. The fitted kitchen offers a practical space for culinary endeavours and the property includes a convenient downstairs W.C. with utility space that enhances the functionality of the home.

The property boasts a rear garden, providing a private outdoor retreat where one can enjoy the fresh air and sunshine. For those with vehicles, a garage en bloc is included, offering secure parking and extra storage options.

While the house does require some modernisation, it presents a fantastic canvas for buyers to personalise and enhance according to their tastes. With its prime location in Croydon, residents will benefit from a range of local amenities, schools, and excellent transport links, making it an ideal choice for families and commuters alike.

This property is a rare find, combining potential with a sought-after location. Do not miss the chance to transform this house into your perfect home. Please note there is a service charge of approx £50 per month.

- Three bedroom mid terrace
- Garden
- Downstairs W.C
- Fitted Kitchen
- Through Lounge

