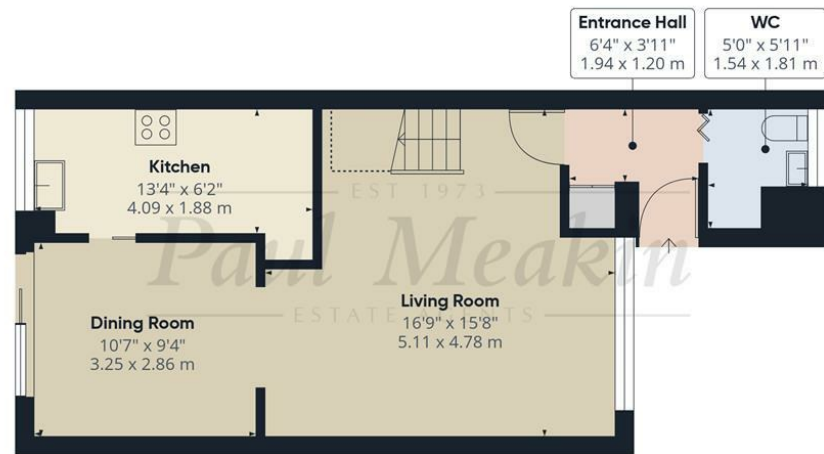
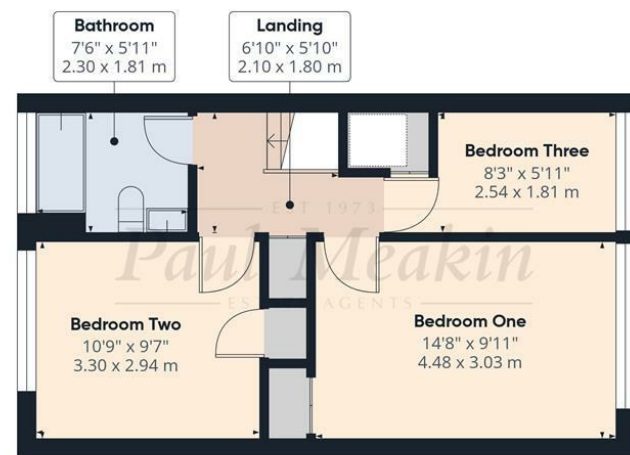




EST 1973  
**Paul Meakin** £400,000 Newlands Wood, Forestdale, CR0 9JQ  
 ESTATE AGENTS



Ground Floor



Floor 1

EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 894 ft<sup>2</sup>  
 83.1 m<sup>2</sup>  
 Reduced headroom  
 16 ft<sup>2</sup>  
 1.5 m<sup>2</sup>

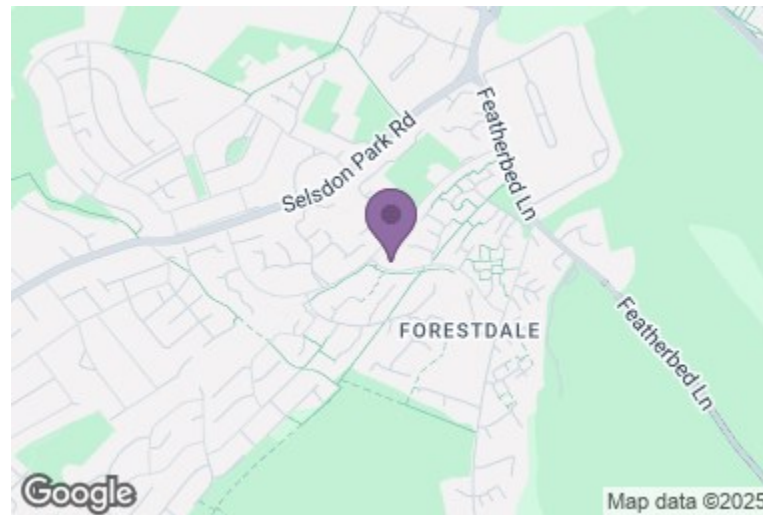
(1) Excluding balconies and terraces

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.

GIRAFFE360

- |   |   |
|---|---|
| Entrance Hall<br>6'4" x 3'11" (1.94 x 1.20) | Landing<br>6'10" x 5'10" (2.10 x 1.80)      |
| Downstairs WC<br>5'0" x 5'11" (1.54 x 1.81) | Bedroom One<br>14'8" x 9'11" (4.48 x 3.03)  |
| Living Room<br>16'9" x 15'8" (5.11 x 4.78)  | Bedroom Two<br>10'9" x 9'7" (3.30 x 2.94)   |
| Dining Room<br>10'7" x 9'4" (3.25 x 2.86)   | Bedroom Three<br>8'3" x 5'11" (2.54 x 1.81) |
| Kitchen<br>13'5" x 6'2" (4.09 x 1.88)       | Bathroom<br>7'6" x 5'11" (2.30 x 1.81)      |
|   | Garden                                      |



Spacious Three-Bedroom Home in Sought-After Newlands Wood, Forestdale

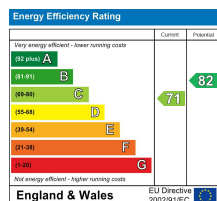
Located on the popular Bardolph Avenue within the well-maintained Newlands Wood development, this generously proportioned three-bedroom terraced home offers the perfect balance of space, comfort, and convenience.

The property features a good sized kitchen, spacious open-plan reception area, three well-sized bedrooms, a modern family bathroom, and a downstairs WC—making it ideal for growing families or anyone seeking a versatile layout.

Outside, you'll find a private rear garden, access to beautifully kept communal grounds, a garage en bloc, and communal parking, providing both practicality and a pleasant living environment.

Perfectly positioned, this home offers excellent access to local amenities in Selsdon, including Sainsbury's, Aldi, and the Croydon High School gym and leisure facilities. It's also within easy reach of reputable schools, nearby parks, and convenient transport links via bus and tram into Croydon and surrounding areas.

Don't miss your chance to view this spacious and well-located home—call 0208 651 1234 today to arrange your viewing.



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 and 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

- Three bedroom family home
- Spacious kitchen with ample storage
- Private rear garden + access to communal green spaces
- Located in the popular Newlands Wood development
- Excellent transport links via nearby trams & buses
- Large re-fitted family bathroom + downstairs WC
- Open-plan reception room
- Garage en bloc + communal parking
- Close to Selsdon's shops including Sainsbury's & Aldi
- Near well-regarded schools & leisure facilities

