



Approximate total area^m
906 ft²
84.3 m²

Reduced headroom
14 ft²
1.3 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.

GIRAFFE360

Entrance Hall
3'11" x 7'3" (1.20 x 2.22)

Living Room
9'6" x 17'9" (2.90 x 5.43)

Dining Room
9'3" x 10'7" (2.84 x 3.23)

Kitchen
6'2" x 10'6" (1.88 x 3.21)

Downstairs WC
5'4" x 5'1" (1.64 x 1.57)

Landing
5'11" x 8'7" (1.81 x 2.64)

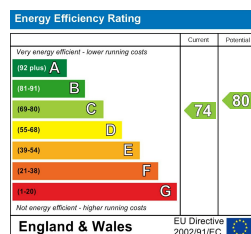
Bedroom One
9'4" x 15'3" (2.85 x 4.67)

Bedroom Two
9'6" x 11'0" (2.91 x 3.36)

Bedroom Three
5'11" x 9'3" (1.82 x 2.82)

Bathroom
5'2" x 7'6" (1.60 x 2.29)

Garden



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 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



£375,000

Woodpecker Mount, Pixton Way, Croydon, CR0 9JF



Paul Meakin are delighted to welcome to the market this three bedroom family home, Situated in the sought-after heart of Forestdale, this delightful terraced house combines comfort, convenience, and a welcoming community feel. Ideally positioned close to local amenities, reputable schools, and excellent transport links, it makes a perfect choice for families.

The accommodation offers a spacious lounge, separate dining room, and a well-fitted kitchen, along with a handy downstairs WC. Upstairs comprises three generously sized bedrooms and a fitted family bathroom, providing practical and well-balanced living space.

Outside, the property enjoys a private garden, ideal for relaxing or entertaining.

The location benefits from frequent bus services (433 and 64) and the excellent tram service, giving direct access into Croydon. Forestdale Primary School is nearby, along with the National Trust Bird Sanctuary and Farleigh Common, both offering scenic walks. A wide range of shops can be found on Selsdon High Street, including Sainsbury's and Costa. The area also offers further well-regarded primary and secondary schools, easy road connections to the M25/M23 at Godstone, and several mainline railway stations including Riddlesdown, Purley Oaks, Sanderstead, and South Croydon.

Service charge per annum approx: £816.00

- Prime Forestdale location close to shops, schools, and transport
- Spacious lounge and separate dining room
- Well-fitted kitchen with practical layout
- Handy downstairs WC
- Three generously sized bedrooms
- Fitted family bathroom
- Private rear garden ideal for relaxing or entertaining
- Frequent 433 and 64 bus services plus tram access to Croydon
- Near scenic walks at National Trust Bird Sanctuary and Farleigh Common
- Easy access to M25/M23 and multiple mainline stations

