

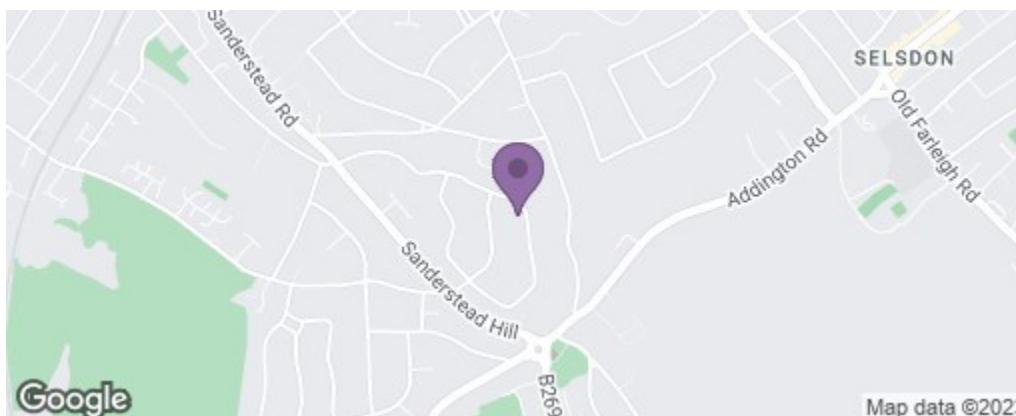


Ground Floor Building 1



Floor 1 Building 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TAX BAND: E

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



Approximate total area
1078.62 ft²
100.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

GIRAFFE360



Offers In Excess Of £580,000 The Woodfields, South Croydon, CR2 0HJ

Paul Meakin is delighted to welcome to the market this well presented three bedroom semi-detached home in a popular tree lined residential road with great transport links into London, local shops and a selection of excellent schools. The Woodfields is a great location for buyers.

To the ground floor this family home compromises of a spacious living/dining room, kitchen and sunroom over looking the large well maintained garden. Upstairs there are three good sized double bedrooms and a family bathroom. Externally there is a terraced area leading from the kitchen and sunroom, perfect for al fresco dining and entertaining family and friends. The rest of the garden is laid mainly to lawn with a further decked area at the rear of the property with a substantial wood cabin with power and lighting. Additional benefits of this property include a large front garden, driveway with space for multiple vehicles and garage.

The property is superbly located within easy access of Sanderstead and Purley Oaks station, providing convenient links into Central London and the surrounding area. Regular bus routes provide connections to an array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries. The area is also well served by excellent schools and open spaces.

Freehold, council tax band E. EPC C.



- Semi detached family home in sought after location
- Open plan living / dining room
- Modern kitchen
- Three double bedrooms
- Family bathroom
- Large level south facing garden
- Wood cabin
- Garage and driveway parking
- Potential to extend STPP
- Another property entrusted to Paul Meakin Estate Agents

Living / Dining room
19'6" x 18'0" (5.95 x 5.50)

Kitchen
8'4" x 14'0" (2.56 x 4.27)

Sun room
9'7" x 15'0" (2.93 x 4.58)

Bedroom
10'10" x 14'1" (3.32 x 4.31)

Bedroom
11'3" x 9'3" (3.44 x 2.84)

Bedroom
8'7" x 13'1" (2.62 x 3.99)

Bathroom
5'1" x 9'7" (1.56 x 2.94)

Garden

Cabin

Garage
18'6" x 12'5" (5.64 x 3.80)

