



**Woodpecker Mount, Pixton Way, Croydon**

Guide Price: £290,000

**Bairstow**eves



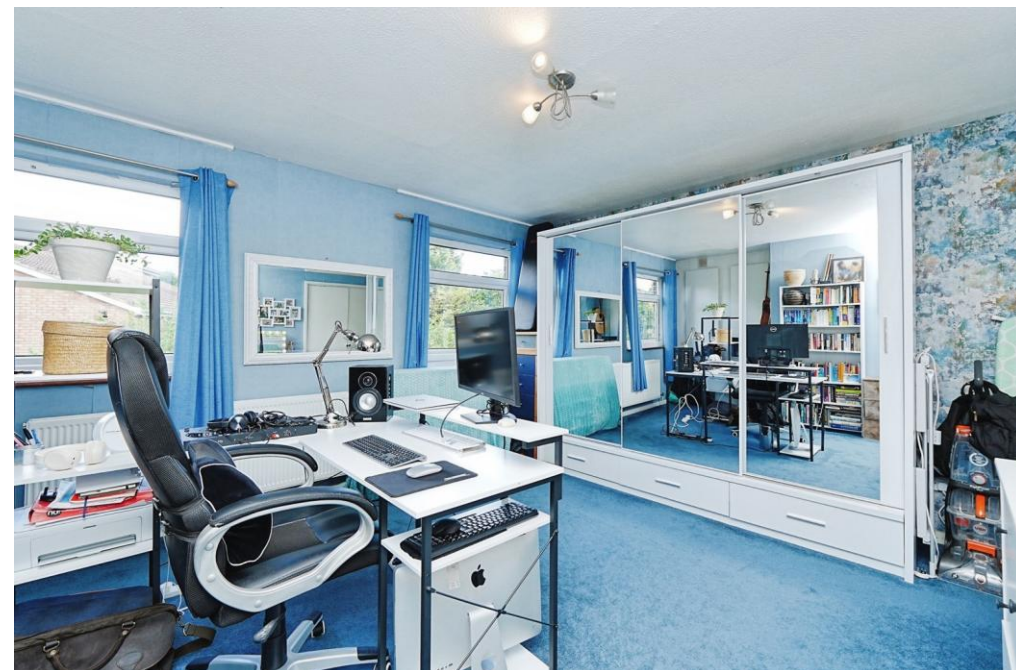


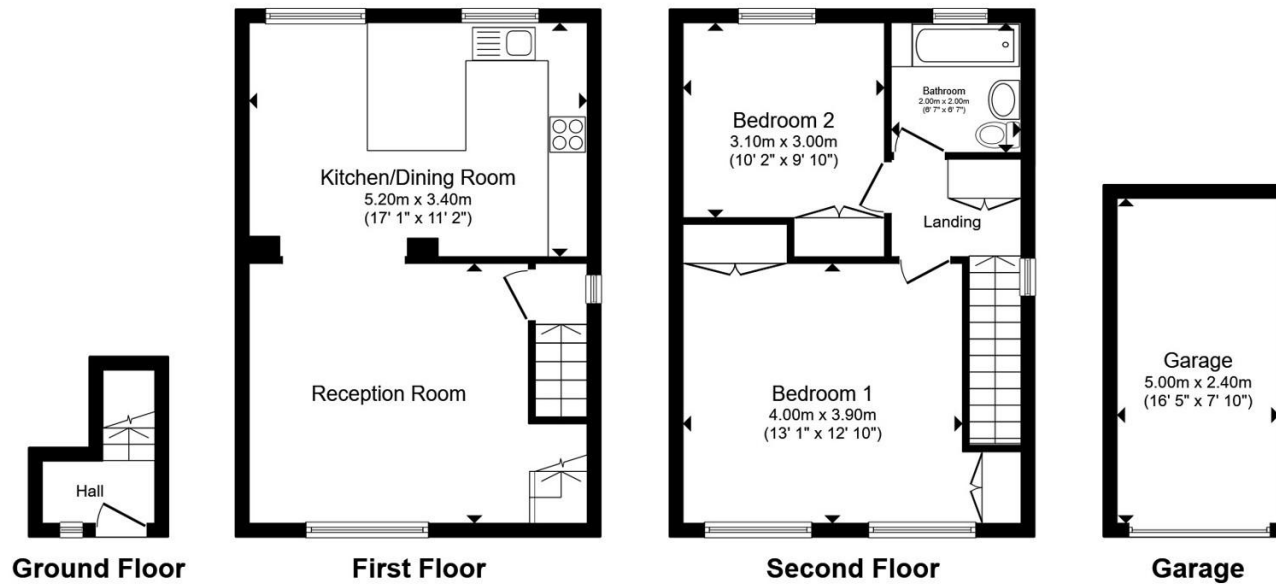


A split level spacious maisonette offered for sale being well maintained by the present vendor. The property is secluded at the end of a long quiet walkway with communal gardens located at the rear which are well maintained and mainly laid to lawn. Inside, the property compromises from open plan living area leading on to a modern fitted kitchen. On the first floor two double bedrooms with built in wardrobes, and a spacious bathroom. Located close to the property is residents parking and a garage en block.

The property is undergoing a lease extension and on completion will be a lease of 175 years

The property is located close to transport links with direct access to Croydon town centre and main line station with a direct service to London. Shops are accessible on the Forestdale parade as well as a more comprehensive range on the main high street with three high street supermarkets. Selsdon also offers a variety of restaurants as well as good local schools which are both state and independent.





Total floor area 95.3 m<sup>2</sup> (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£631.50**

Years Left on Lease: **85 – Being extended to 175 years**

Viewing by appointment

T: 020 8657 0051

E: [selsdon@bairstowevescountrywide.co.uk](mailto:selsdon@bairstowevescountrywide.co.uk)

182/184 Addington Road, Selsdon, South Croydon, Surrey, CR2 8LB

**rightmove**

**ZOOPLA**

**PrimeLocation.com**



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: SDN\_SDN260161\_R6PL\_8

**Bairstow eves**