



15 Woodpecker Mount, Pixton Way, Croydon, CR0 9JA

Offers in excess of £350,000

Offered to the market this exceptionally well presented three bedroom end of terrace family home situated in a cul de sac location and being conveniently located for frequent bus services, local amenities and schools.

Internally the property benefits from a refitted kitchen and bathroom, impressive lounge measuring 17'8 x 15'6 opening to a separate dining room, useful downstairs W.C, gas central heating via radiators, double glazed windows throughout and garage en bloc. Call now to appreciate size, standard and location.

## Property Description

### ENTRANCE HALL

Double glazed frosted front door, coving to ceiling, radiator, storage cupboard, wooden flooring, doors to cloakroom and lounge.

### CLOAKROOM

Double glazed frosted window to front, low level w/c hand wash basin, fully tiled walls and flooring, space and plumbing for a washing machine, coving to ceiling.

### KITCHEN

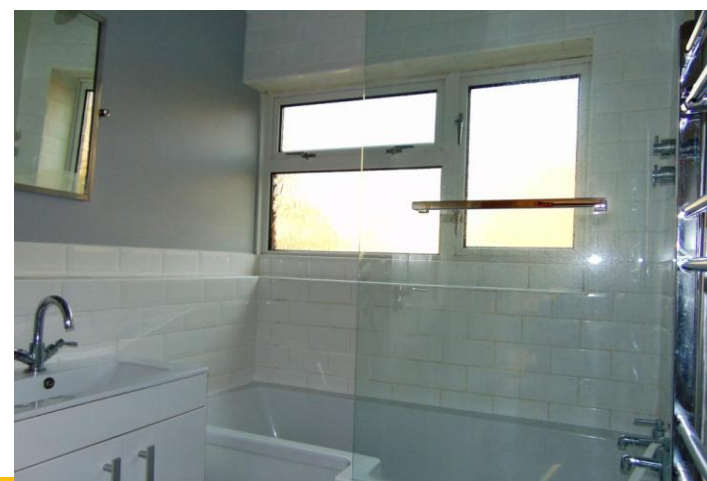
13' 6" x 6' 0" (4.11m x 1.83m) Double glazed window to rear, coving to ceiling, wall and base units, 1 1/2 sink and drainer unit, gas ring hob and electric oven, space and plumbing for dishwasher, space for separate fridge and freezer, wall mounted boiler, part tiled walls, wood flooring, power points.

### LOUNGE

17' 8" x 15' 6" (5.38m x 4.72m) Double glazed window to front, coving to ceiling, radiators, power points, television aerial point, telephone point, opening to dining room, stairs leading to first floor.

### DINING ROOM

10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window and door to rear, coving to ceiling, wall mounted alarm system, wood flooring, power points, radiator, opening to kitchen.





## LANDING

Coving to ceiling, power points, loft hatch, storage cupboard, airing cupboard, doors leading to bedrooms and bathroom.

## BEDROOM ONE

17' 5" x 9' 5" (5.31m x 2.87m) Double glazed window to front, radiator, power points, coving to ceiling, walk in wardrobe offering hanging space and shelving.

## BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window to rear, coving to ceiling, radiator, power points.

## BEDROOM THREE

9' 6" x 5' 8" (2.9m x 1.73m) Double glazed window to front, coving to ceiling, radiator, power points, built in cupboard.

## BATHROOM

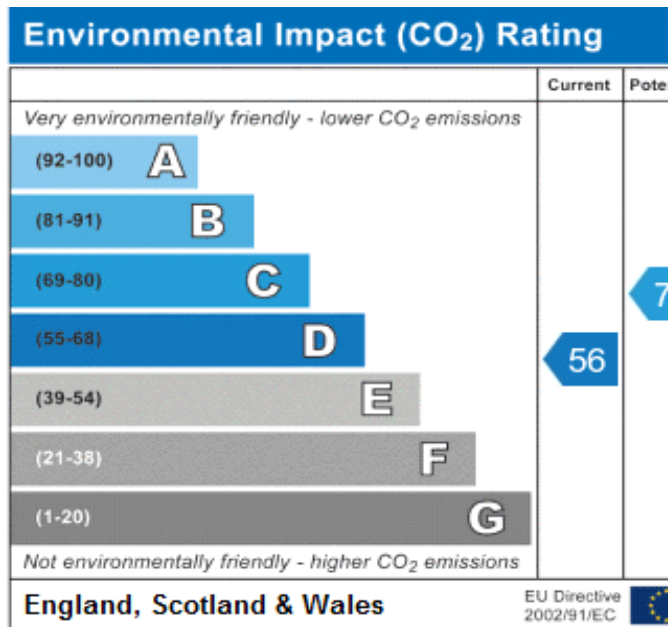
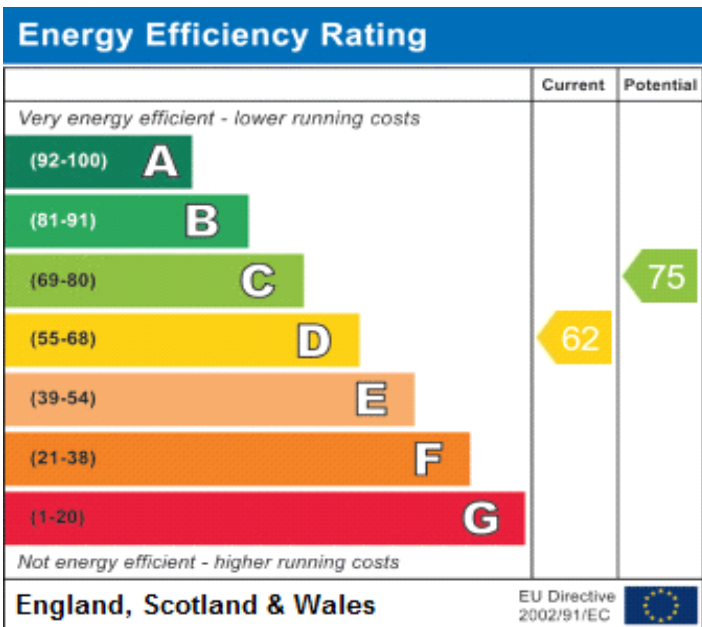
Double glazed frosted window to rear, part tiled walls, fully tiled floor, low level w/c, hand wash basin with vanity unit below, closed 'P' shape bath wall mounted rainfall shower, heated towel rail, under floor heating.

## GARDEN

Outside tap, patio area leading to lawn, rear access gate, space for storage shed.

## GARAGE

En-bloc



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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