



Guide Price
£500,000

Freehold

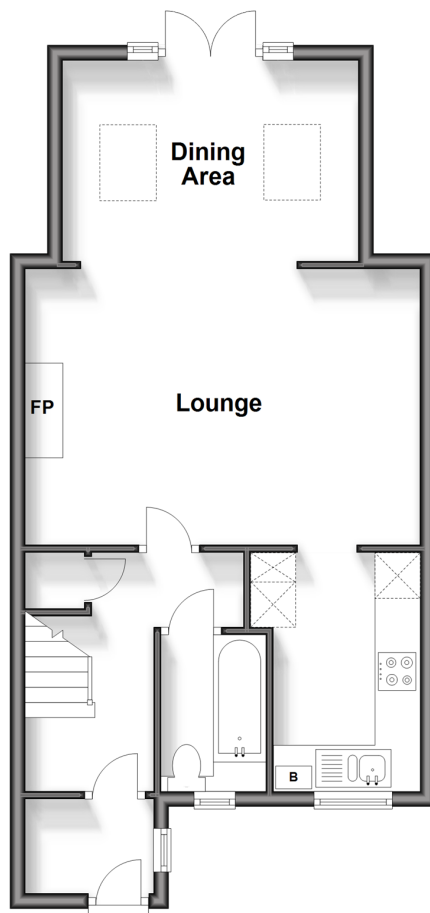
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**Goodwin Gardens,
Croydon, Surrey, CR0**

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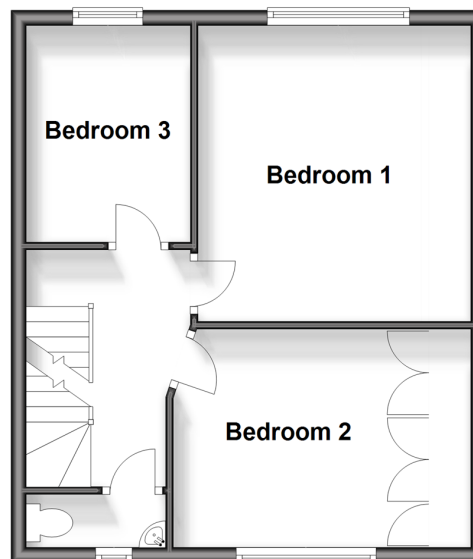
Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



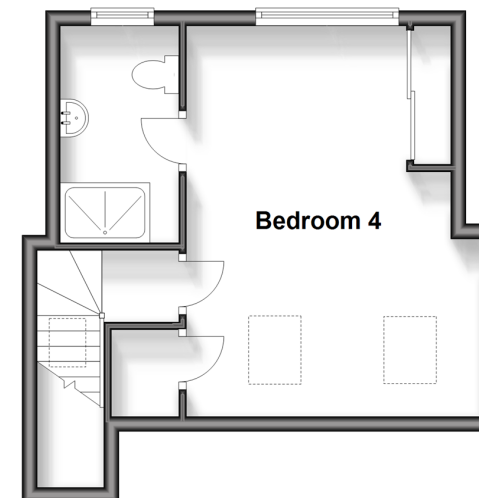
First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Second Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall
Bathroom: 6'4 x 4'8 (1.93m x 1.42m)
Lounge: 16'9 x 11'9 (5.11m x 3.58m)
Kitchen : 10'1 x 5'7 (3.08m x 1.70m)
Dining Area: 12'9 x 8'6 (3.89m x 2.59m)

FIRST FLOOR

Landing
Toilet: 5'8 x 2'6 (1.73m x 0.76m)
Bedroom 1: 11'9 x 10'5 (3.58m x 3.18m)
Bedroom 2: 10'5 x 9'7 (3.18m x 2.92m)
Bedroom 3: 9'5 x 6'9 (2.87m x 2.06m)

SECOND FLOOR

Landing
Bedroom 4: 16'6 x 12'7 (5.03m x 3.84m)
En-suite Shower Room: 8'8 x 5'1 (2.64m x 1.55m)

OUTSIDE

Rear Garden
Driveway



Main features

- Vastly extended property offering spacious living
- Driveway and landscaped rear garden
- Downstairs bathroom, en-suite and additional toilet
- Close proximity to Purley Way playing fields and Colonnades
- Well connected through local bus routes and Waddon mainline train station



Nearest Schools

Primary Schools: Regina Coeli Catholic Primary 0.1 miles, Duppas Junior School 0.2 miles, Howard Primary 0.5 miles
Secondary Schools: St Giles School 0.1 miles, Whitgift School 0.2 miles, Haling Manor High School 0.3 miles



Transport Information

Train Stations: South Croydon 0.6 miles, Purley Oaks 0.6 miles, Sanderstead 0.8 miles



Address

Goodwin Gardens, Croydon, Surrey, CR0



Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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