



Goodwin Road | | Croydon | CR0 4EJ

Offers In Excess Of £350,000

Pollard Machin

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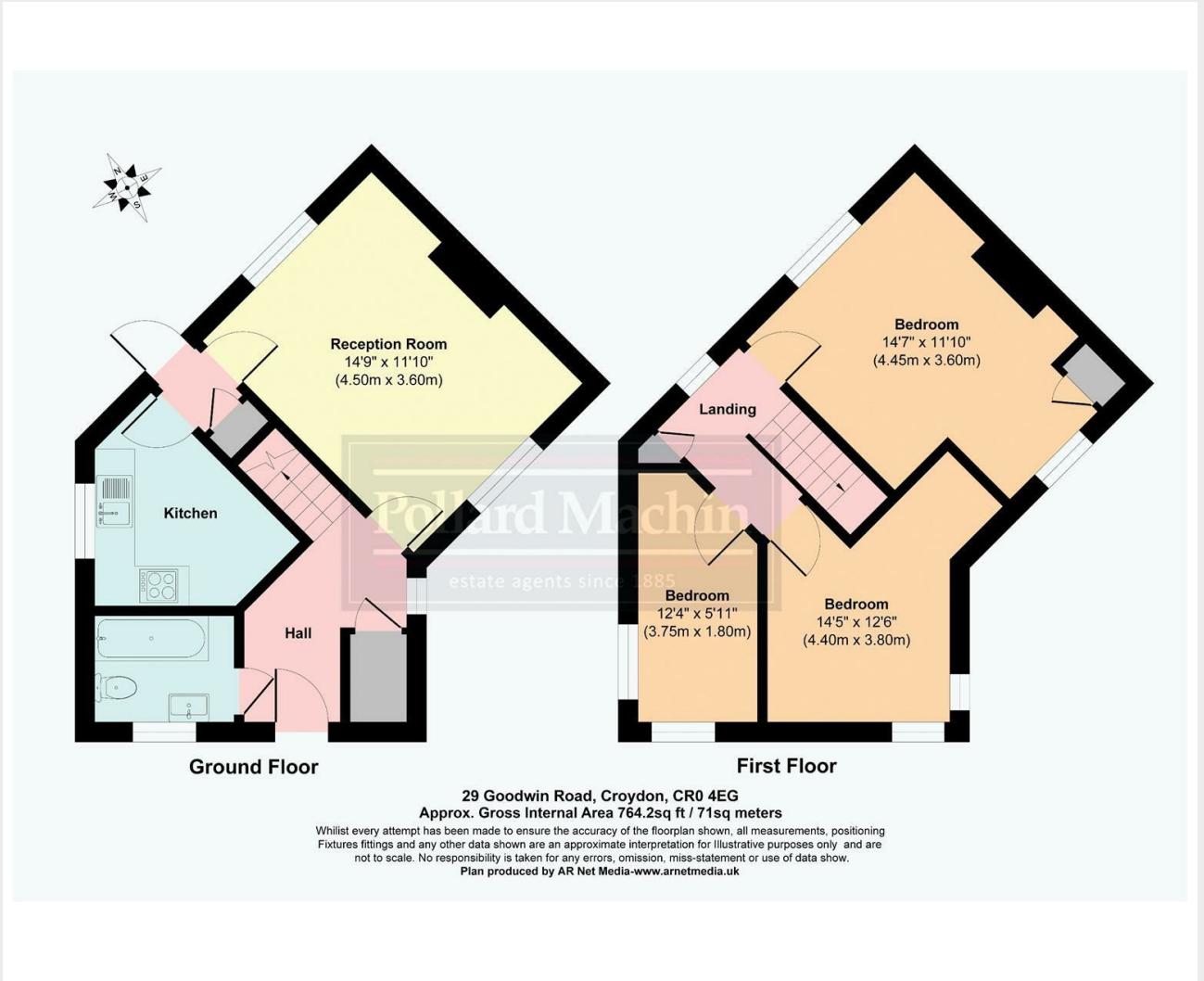
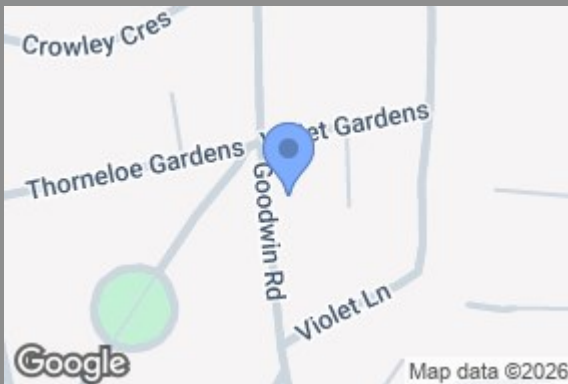
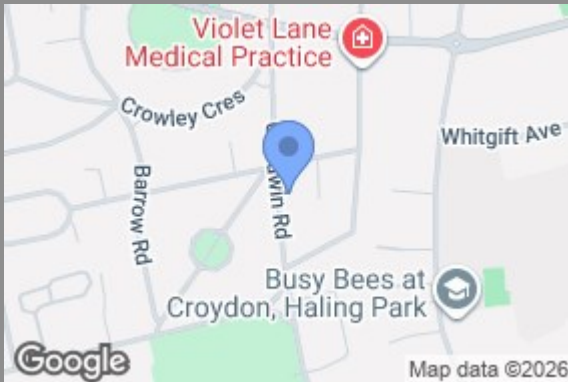
First time on the market since 1931 this three-bedroom home offers well-balanced accommodation arranged over two floors, ideal for first-time buyers, young families or investors. EPC Rating D. Council Tax Band C. The ground floor comprises a welcoming entrance hall leading to a bright and generously proportioned reception room measuring approximately 14'9" x 11'10". The kitchen is thoughtfully arranged with a practical layout and convenient access to the ground floor bathroom. The overall configuration provides a comfortable living space with scope for personalisation.

Upstairs, the first floor offers three bedrooms including two well-sized doubles (14'7" x 11'10" and 14'5" x 12'6") and a third bedroom (12'4" x 5'11") ideal as a guest room or home office. A central landing provides

- No Onward Chain
- 1930's Semi Detached Family Home
- Three Bedrooms
- Close To Transport Links
- Popular Location
- Close to Schools







Council Tax Band C EPC Rating

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(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

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