



28 The Woodfields, South Croydon, CR2 0HE

Asking price £435,000



MONOCHROME | HOMES

PROPERTY SUMMARY

OVERVIEW

Monochrome Homes x Bellview Group present their brand new development of 3 luxury town houses and 6 apartments in the beautiful area of Sanderstead, completing July 2022. The development exudes style and privacy, with luxury, comfort and space at the heart of it. Each unit is specially designed by their own interior design team.

Accommodation

Key Features:

- Luxury bedrooms, with an en-suite & fitted wardrobes in principal bedroom.
- Luxury fitted kitchen with bespoke cabinetry, soft closing doors, stone work surfaces and mirrored glass splashbacks.
- Full suite of integrated appliances, including dishwasher microwave, oven & washer/dryer.
- Smart Underfloor heating system throughout the apartment.
- LED & feature lighting in kitchen, bathrooms and hallway
- Bespoke internal Veneer doors.
- Allocated Parking Space & Private Balcony.
- Smart video door entry system and CCTV to the front and back of the property for extra security.

Location

Situated in the heart of Sanderstead, the property is surrounded by an abundance of greenery and is less than a 5-minute drive away from Purley Beeches and Wetheren Tree Gardens. For all you sports enthusiasts Purley Downs Golf Club, Croydon High Sports & Fitness Club & Trinity Rugby Club are all less than a 10-minute drive away.

Transport links for the property could not be easier, with Riddlesdown & Sanderstead Station both being within walking distance and only a 30-minute train ride into central London.

The area has an abundance of schools and day care, ranging from infant schools to middle school education all within a 1-mile radius with Ofsted ratings of Good & Outstanding.

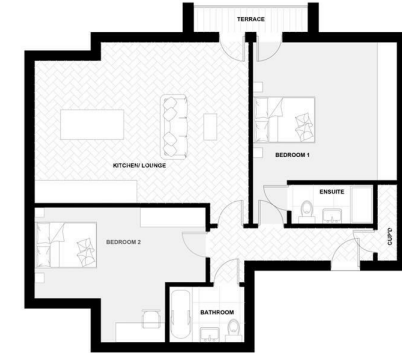
Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

Apartment 9 OAKVIEW HOUSE - Two Bedroom

FLOOR PLANS SHOWN AS INDICATIVE



Kitchen/ Living/ Dining	21'6" x 18'4"	6.60m x 5.60m
Bathroom	7'7" x 5'7"	2.30m x 1.70m
Terrace	11'6" x 2'6"	3.50m x 0.75m
Bedroom 1	14'5" x 18'4"	4.40m x 5.60m
En-suite 1	8'3" x 11'1"	2.53m x 1.20m
Bedroom 2	17'2" x 13'0"	5.24m x 4.12m
Total Area	775 sq ft	72.00 sq m



Apartment 9 Oakview House - Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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