



## Ladygrove, Croydon, Pixton Way, Surrey, CR0 9LT

£400,000 Freehold

- Three Spacious Bedrooms
- Quiet Cul-de-Sac Location
- Generous Private Garden
- Highly Regarded Schools Nearby – Access to excellent state and independent schools, including Trinity School and Croydon High School.
- Energy Efficient EPC C – Lower energy bills and year-round comfort, with potential to upgrade to EPC B
- Nearby Amenities – Supermarkets, cafés, and local shops within easy reach, including Iceland, Aldi, Waitrose, and Sainsbury's.

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This beautifully presented three-bedroom home is ideally situated on Pixton Way, in a quiet private cul-de-sac overlooking a peaceful park.

It combines space, energy efficiency and lifestyle appeal in a location that continues to attract strong buyer interest. The home features a generous private garden, side-by-side garage and ample off-street parking, offering practical living without compromise.

Inside, the layout is bright, adaptable, and wheelchair-friendly, making it suitable for modern living and future needs. A key highlight is the EPC rating of C, reflecting thoughtful insulation and energy efficiency, which ensures lower bills and year-round comfort. There is also potential to upgrade to EPC B, enhancing efficiency and long-term value.

Pixton Way benefits from a calm, community-focused atmosphere, with direct views of an open park, as well as being within close proximity to Littleheath Woods and Forestdale Park. Transport links are excellent, with the 64 bus to Thornton Heath, East Croydon Station nearby and the Addington Tram to Wimbledon.

There is an array of local shops, cafés, supermarkets and highly regarded schools, including Trinity School and Croydon High School, within easy reach.

A Home with lasting appeal offering space, efficiency, excellent transport and future potential, this Pixton Way home represents an outstanding opportunity for buyers seeking a well-located, energy-conscious property with broad appeal.

Ladygrove

