

FOLKLANDS



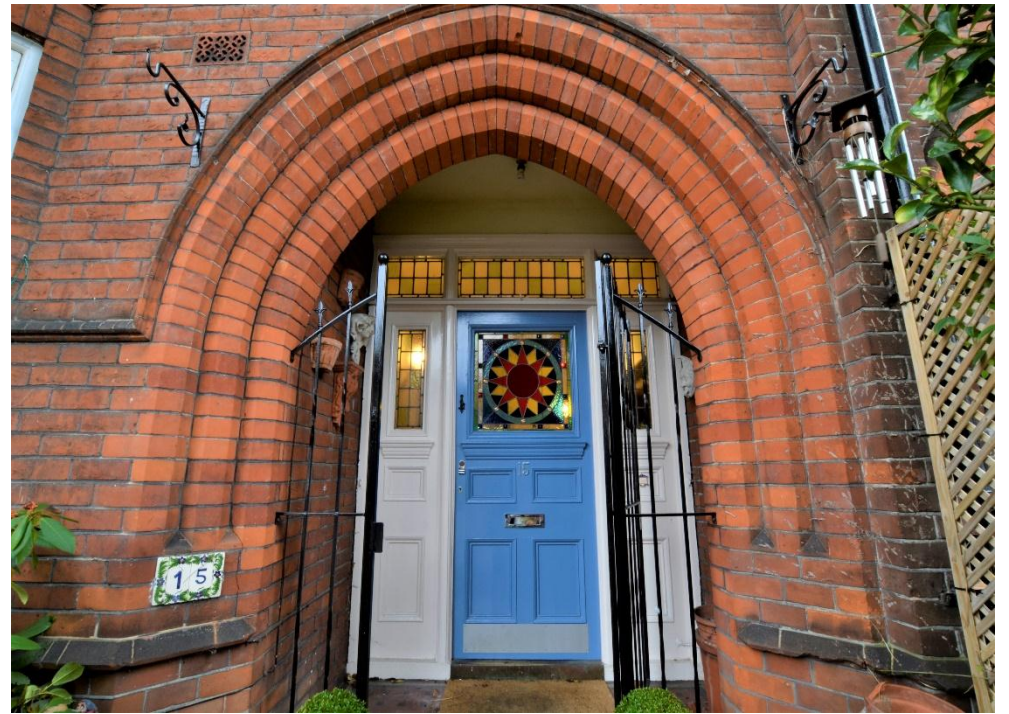
BEECH HOUSE ROAD, CROYDON

GUIDE PRICE £1,035,000











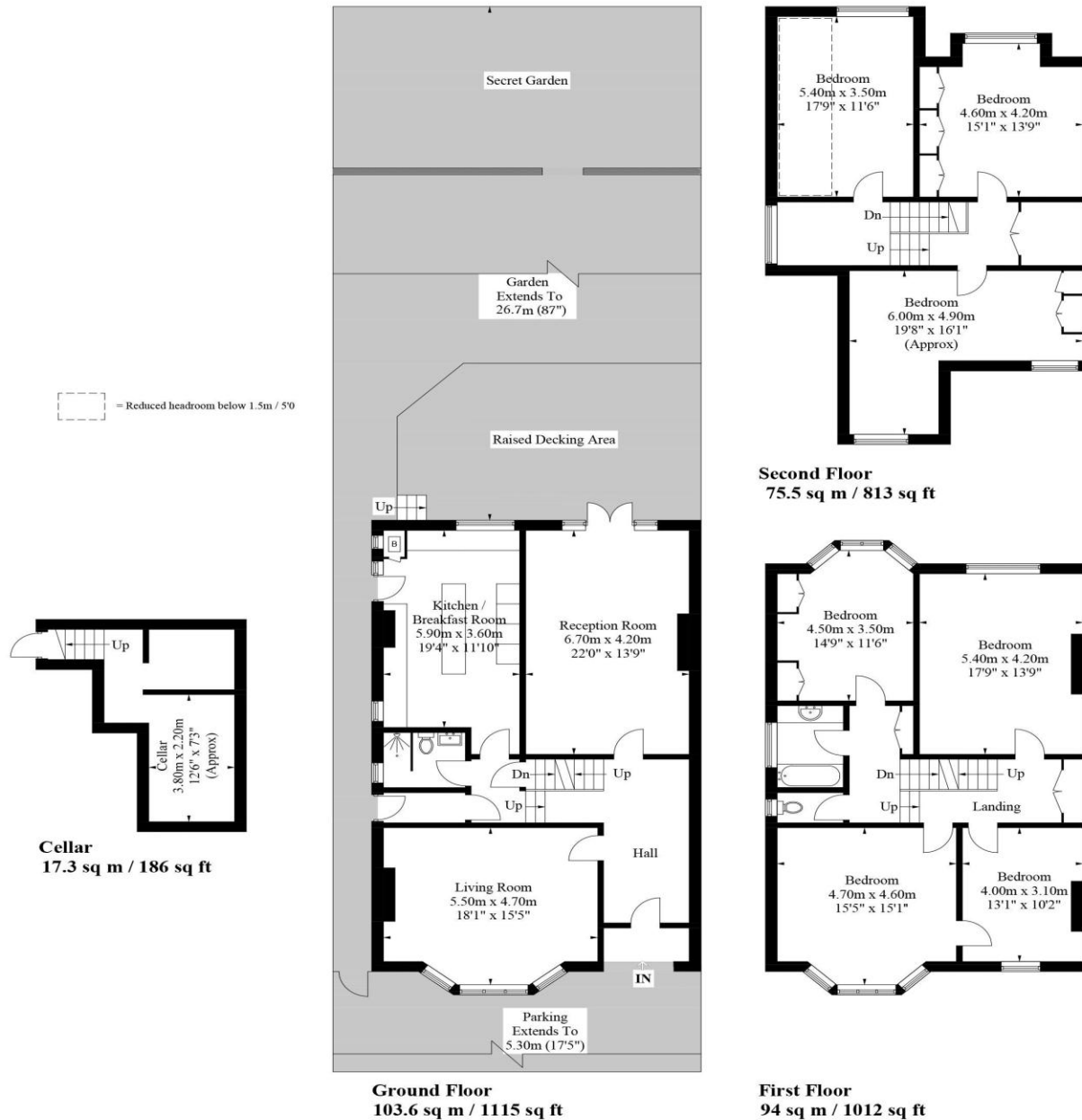


Beech House Road, Croydon

Approximate Gross Internal Area = 273.1 sq m / 2940 sq ft

Cellar = 17.3 sq m / 186 sq ft

Total = 290.4 sq m / 3126 sq ft



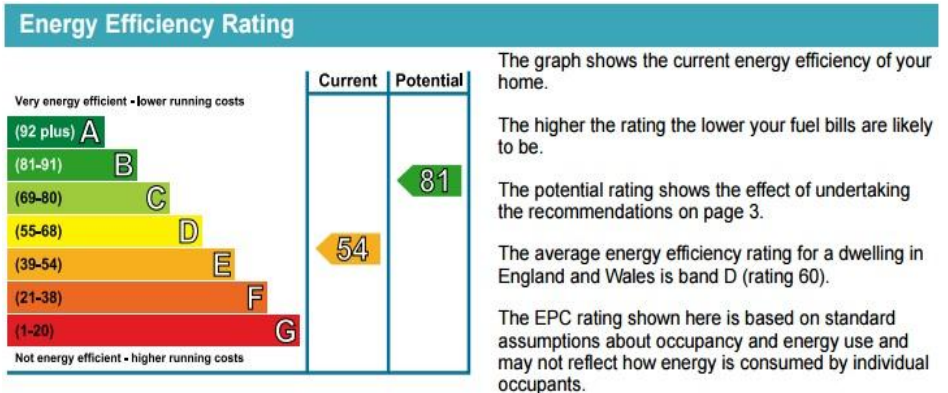
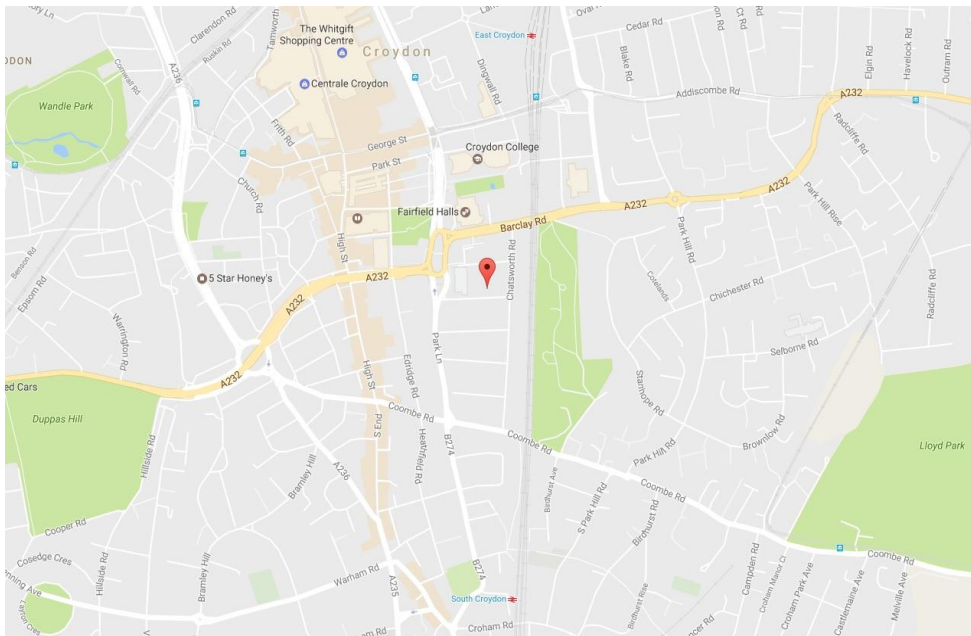
- ❖ EPC EER E
- ❖ LARGE SEMI DETACHED FAMILY HOUSE
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ QUIET RESIDENTIAL ROAD
- ❖ OFF ROAD PARKING FOR THREE CARS
- ❖ 87' LANDSCAPED REAR GARDEN
- ❖ IN EXCESS OF 3000 SQFT OF ACCOMMODATION
- ❖ MOMENTS FROM THE CENTRE OF CROYDON
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MANY PERIOD FEATURES

An imposing seven bedroom semi detached period home situated in the heart of Croydon town centre, conveniently located 0.3 miles from East Croydon train station.

This vast home benefits from in excess of 3000 SQFT of floor space, off road parking for three cars, side access, a superbly landscaped 87' rear garden, Hive heating controls, ample storage space, and whilst being arranged over four floors the property boasts many period features, is well presented throughout and offers scope to extend/ develop to the rear.

The accommodation comprises a stunning tiled entrance hall, large bay fronted reception room, a further lounge/ dining room, a contemporary downstairs shower room & WC, a stylish kitchen/ breakfast room with island seating & range oven, stairs down to a fully functional cellar room, seven double bedrooms arranged over the first and second floors, a modern family bathroom & separate WC, and to the rear the garden is arranged with a large entertaining deck, a beautifully paved garden area with shrub borders and a walled secret garden.

Furthermore, this family home sits moments away from Croydon's extensive range of shops, bars & restaurants, along with the recently built Boxpark complex and pending Westfield development. Additionally, the ofsted rated 'Outstanding' Park Hill Junior school is less than 400m away as to is the open green spaces of Park Hill Park.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,611	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,230	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 177	✓