

FOLKLANDS



ANERLEY PARK, LONDON

GUIDE PRICE £890,000

























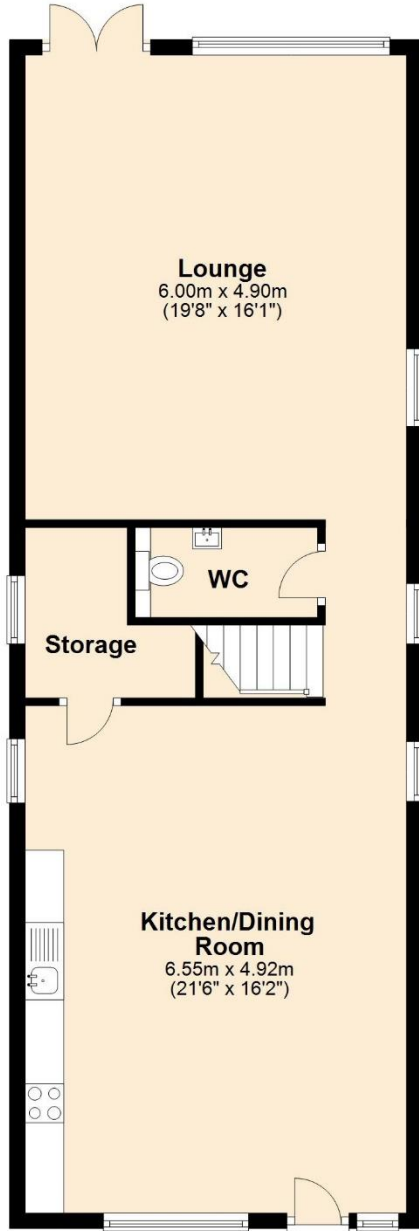






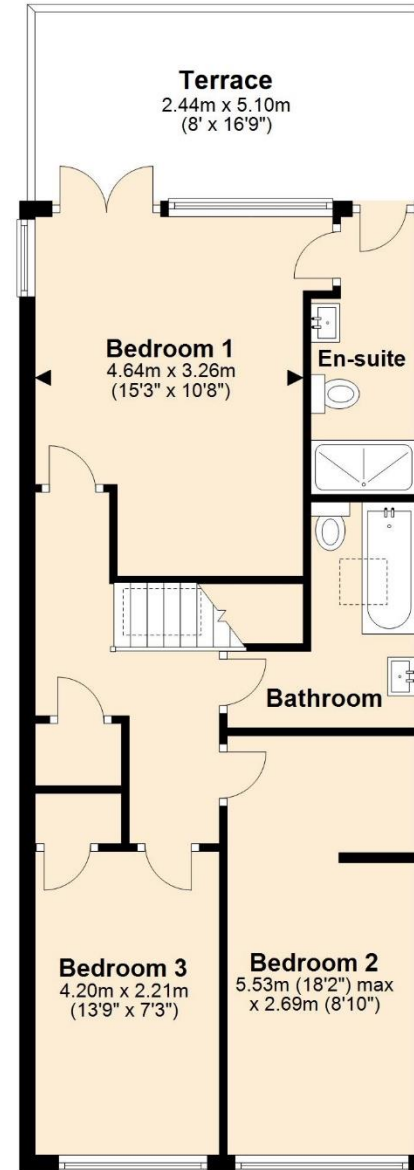
### Ground Floor

Approx. 73.4 sq. metres (790.4 sq. feet)



### First Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 134.7 sq. metres (1449.4 sq. feet)

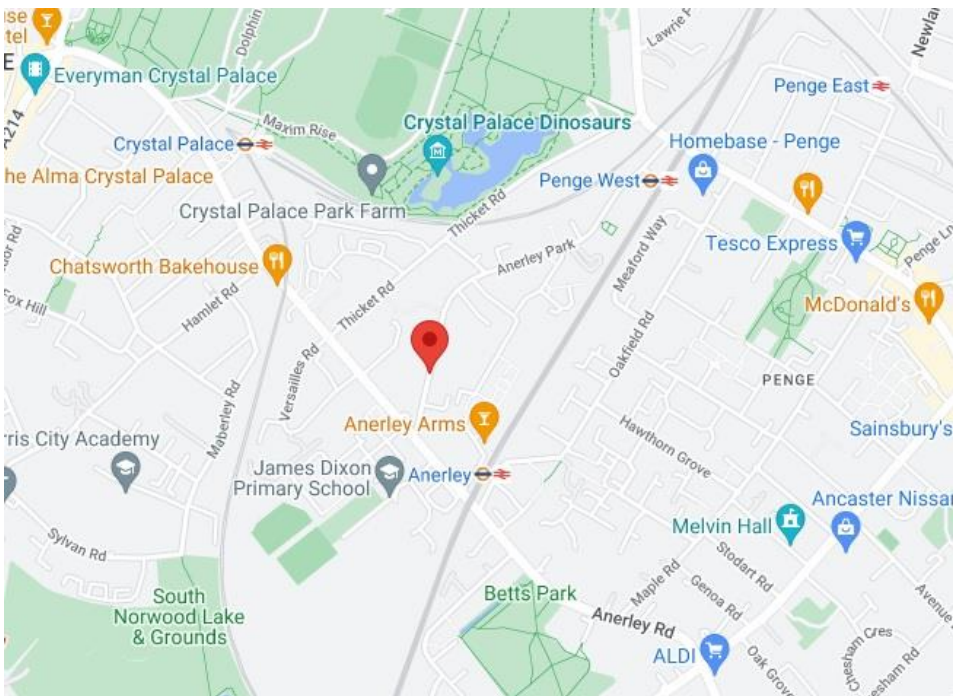
These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ NEW BUILD - DETACHED HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ 1449 SQFT OF INTERNAL FLOOR SPACE
- ❖ LARGE OPEN LIVING SPACES
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ 0.2 MILES TO ANERLEY TRAIN STATION
- ❖ 0.4 MILES TO CRYSTAL PALACE TRAIN STATION
- ❖ 59' PRIVATE REAR GARDEN
- ❖ TWO BATHROOMS
- ❖ EPC EER B



**\*\* Bespoke New Home \*\* Excellent Living Space \*\* Large Garden & Terrace \*\* Off Road Parking for Two Cars \*\* A stylish three double bedroom detached home superbly located only 0.2 miles from Anerley train station, and 0.4 miles from both Crystal Palace & Penge West train stations.**

This bright & airy home has a contemporary design throughout, it boasts off road parking for two cars, has a large 59' private rear garden and enjoys ample living space.

The accommodation comprises master bedroom suite with private terrace, floor to ceiling glazing and an en-suite shower room, two further double bedrooms each with vaulted ceiling heights, a stylish family bathroom suite, a large kitchen/dining room, a separate utility/larder, a downstairs WC and a spacious living room with patio doors that lead directly onto the private rear garden.

Furthermore, this property sits moments away from a plethora of local shops & cafes and is only a short walk from the open green spaces of Crystal Palace Park which boasts a fantastic array of sports & leisure facilities.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		