

FOLKLANDS



ELAND ROAD, CROYDON
GUIDE PRICE £375,000







REXWORLD

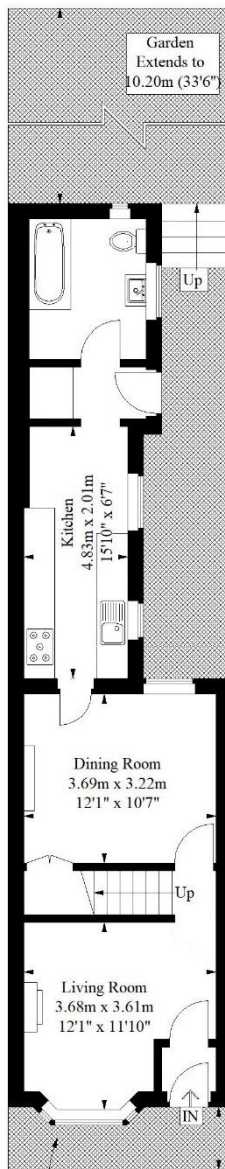
KNIGHTS FAMILY







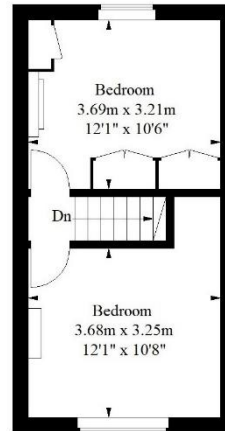




Ground Floor
47.2 sq m / 508 sq ft

Eland Road, Croydon

Approximate Gross Internal Area
75.5 sq m / 813 sq ft



First Floor
28.3 sq m / 305 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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- ❖ TWO BEDROOM PERIOD TERRACE HOUSE
- ❖ STYLISH DESIGN THROUGHOUT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ NO ONWARD CHAIN
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.4 MILES TO WADDON TRAIN STATION
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ LARGE EXTENDED KITCHEN
- ❖ SOUTH FACING REAR GARDEN
- ❖ EPC RATED



**** Chain Free ** Stylish Home **** A two double bedroom period terrace house situated within this quiet cul-de-sac, conveniently located only 0.2 miles from the local tram stop and 0.4 miles from Waddon train station which provides a fast service to London Bridge with journey times from just 23 minutes. Additionally, East Croydon train station sits just 0.8 miles away, making it a comfortable walk or a quick hop on the tram.

This beautifully presented home enjoys good décor throughout, has ample storage space, and boasts a 15' extended kitchen with direct access onto the South facing rear garden.

The accommodation comprises two equal sized double bedrooms (One with a full range of fitted wardrobes), a large loft space with scope to extend (STPP), a bay-fronted living room with a feature fire place, a separate dining room with fitted cabinets & an under-stairs cupboard, a 15' extended kitchen, a contemporary down-stairs family bathroom suite with shower over-bath, and a 33' tiered South facing rear garden (Ideal for entertaining).

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the newly opened Aldi, Lidl and M&S stores, but to name a few. It is also nearby the open green spaces of Wandle Park & Duppas Hill Park and is less than half a mile from the vast range of shops, bars & cafes in Croydon town centre. We feel that this property would make the ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		