

FOLKLANDS

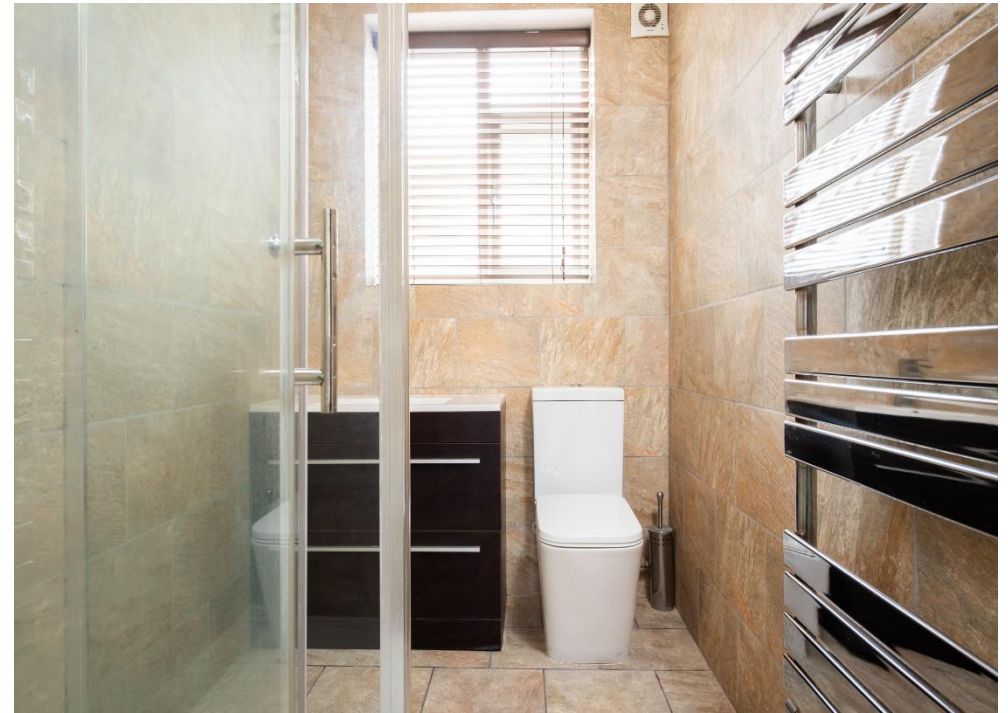


BRIGHTON ROAD, SOUTH CROYDON

£320,000











Brighton Road, CR2

Approximate Gross Internal Area = 764 Sq.ft / 71 Sq.m

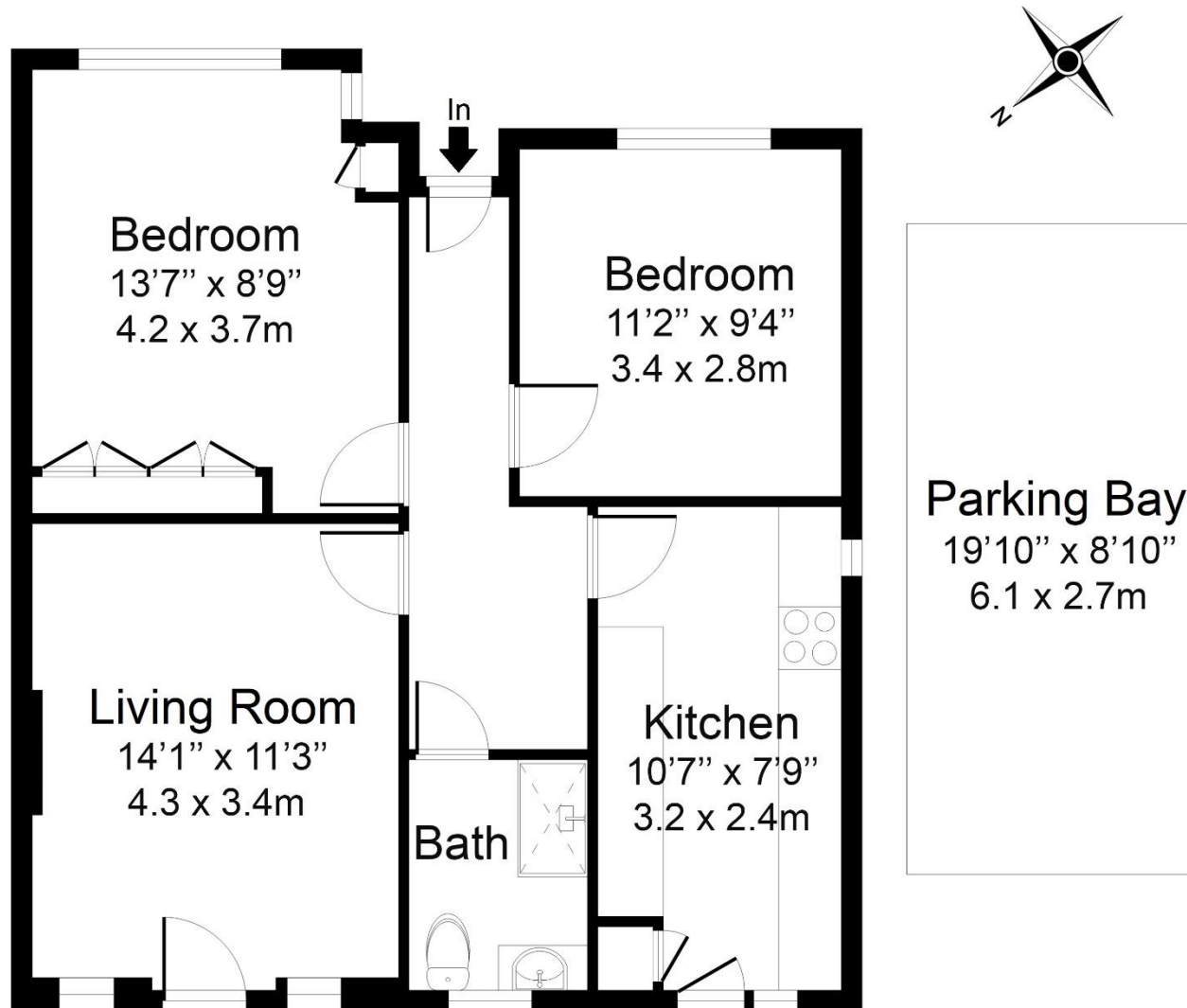


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063362)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ GROUND FLOOR MAISONETTE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LONG LEASE WITH CIRCA 170 YEARS REMAINING
- ❖ PRIVATE REAR GARDEN
- ❖ PRIVATE PARKING SPACE TO REAR FOR 2 CARS
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.8 MILES FROM PURLEY TRAIN STATION
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER C



**** Private Rear Garden ** Off Road Parking for Two Cars**
**** Private Entrance ** Long Lease **** A well-presented two double bedroom ground floor purpose-built maisonette, conveniently located 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station, which collectively offer excellent links into central London.

This bright & spacious property benefits from a private entrance, features a long lease with circa 170 years remaining, there is gas central heating and double glazing throughout. Externally the property boasts a landscaped West facing private patio garden, ideal for entertaining; and has a double width private parking space to the rear.

The accommodation comprises two double bedrooms (One with a full range of fitted wardrobes), a large living room with oak flooring & a patio-door, a stylish fitted kitchen with ample worksurface & storage space, and a contemporary fully tiled three-piece shower room suite.

Furthermore, this property sits moments from the local gym, has a wide range of local amenities nearby, it is well connected with local bus routes and is only a short walk from the open green spaces of South Croydon recreational grounds or Purley Rotary field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		