

FOLKLANDS



BRAMBLEDOWN ROAD, SOUTH CROYDON

GUIDE PRICE £860,000

















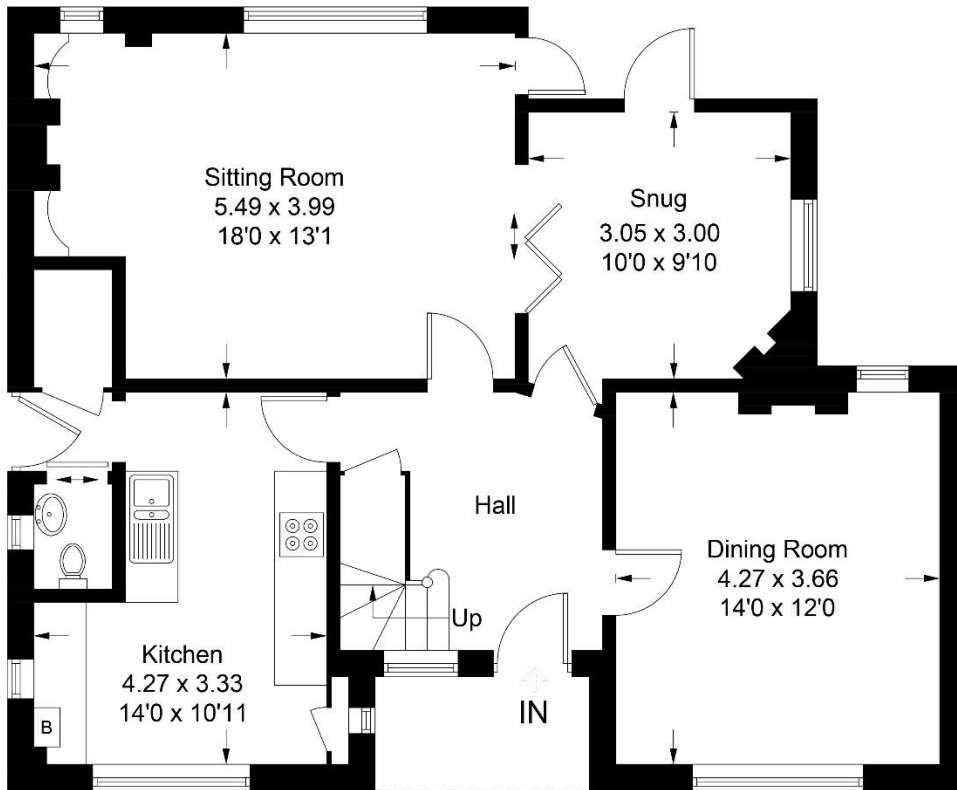


Brambledown Road

Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 167.1 sq m / 1798 sq ft



Ground Floor



First Floor

- ❖ FOUR DOUBLE BEDROOMS
- ❖ PERIOD DETACHED HOUSE
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ LARGE MANICURED REAR GARDEN
- ❖ 1/3 ACRE PLOT
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ THREE RECEPTION ROOMS
- ❖ MYRIAD OF CHARACTER & PERIOD FEATURES
- ❖ EPC EER E



**** 1/3 Acre Plot ** Extensive Rear Garden ** A charming four double bedroom period detached house, situated within this highly desirable residential road, conveniently located only 0.2 miles from Sanderstead train station and 0.5 miles from Purley Oaks train station, providing direct links to both London Bridge & London Victoria. The local bus stop on Mayfield Road sits just seconds away, with the 403 Route giving access to both Warlingham and Croydon town centres.**

Available for the first time in over 40 years, this well-loved home offers extensive character & period features, and boasts a well-balanced accommodation. Notable features include double glazing throughout, gas central heating, a down-stairs WC, ample-loft storage space, a detached garage, and a driveway for two cars to park off-road. Additionally, this property has the unique benefit of all principal rooms having a dual aspect, making them particularly bright.

Externally, the property sits on a 1/3 of an acre, with mature shrubs & flower beds to the front & rear, there is a large manicured lawn and a wild section of garden to the rear.

The accommodation comprises four double bedrooms, a family bathroom with separate WC, a generous entrance hallway, a separate dining room, a snug/home office with patio door onto the veranda, an 18' sitting room with attractive fireplace area, a large kitchen with two larger cupboards (One walk-in), and a downstairs WC.

Furthermore, the property sits nearby to several local shops & conveniences, it is within an easy reach of a number of local parks, woodlands & golf courses, and falls within the catchment of an array of well-regarded primary & secondary schools (Be that state or private).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	40 E	
21-38	F		
1-20	G		