

# FOLKLANDS



BORROWDALE DRIVE, SOUTH CROYDON

GUIDE PRICE £500,000



All is pretty.  
Andy Warhol  
Moderna Museet,  
Stockholm Sweden  
10/2-17/3 1968

IT'S  
RUM  
O'LOCK









# Borrowdale Drive, Sanderstead

Approximate Gross Internal Area = 52.3 sq m / 563 sq ft

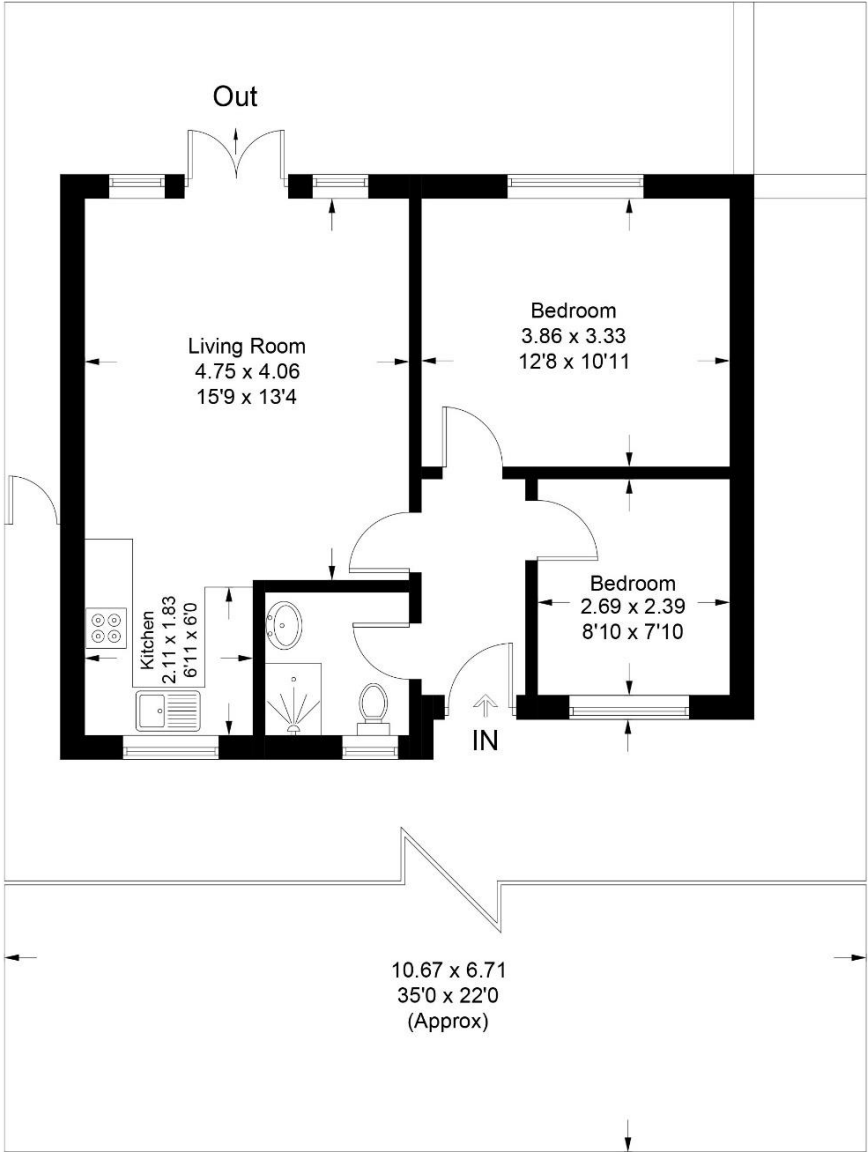
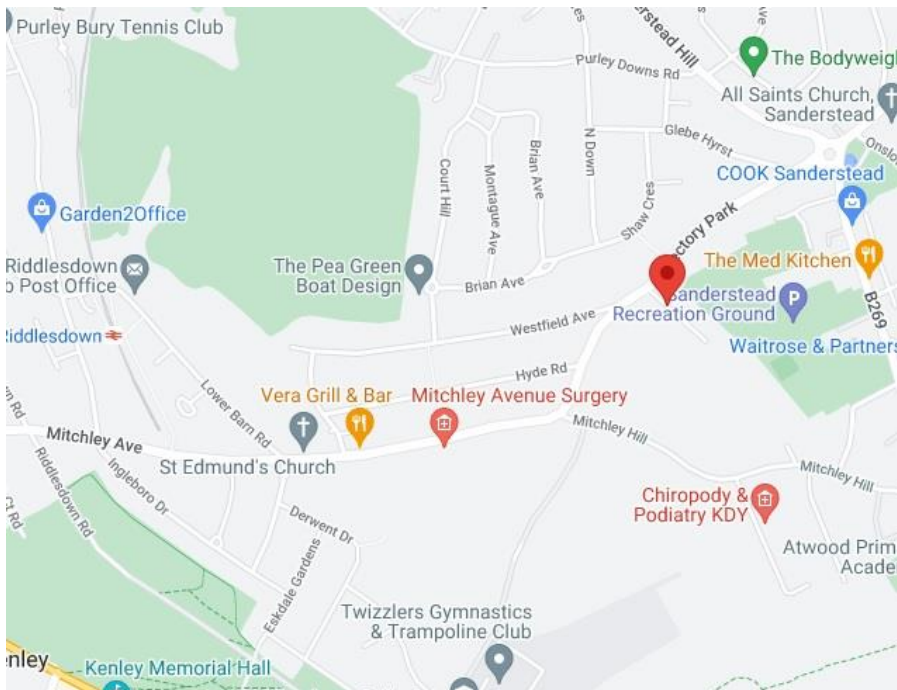


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084743)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM DETACHED BUNGALOW
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ MOMENTS FROM SANDERSTEAD VILLAGE
- ❖ NEWLY BUILT IN 2019
- ❖ OFF-ROAD PARKING
- ❖ PRIVATE FRONT & REAR GARDENS
- ❖ 10 YEAR NHBC GUARANTEE (FROM 2019)
- ❖ 0.8 MILES FROM RIDDLEDOWN TRAIN STATION
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ EPC EER B



A recently built two-bedroom bungalow, situated within this highly desirable residential cul-de-sac, conveniently located 0.8 miles from Riddlesdown train station, moments from the 412 & 612 Bus routes, and just a short walk from the plethora of shops, cafes & restaurants in Sanderstead village.

This stylish home enjoys an excellent energy rating with underfloor heating via a Gas boiler, it is fully double glazed, there is wood effect hard flooring throughout, and further features off road parking for one car. Externally, the property boasts a private courtyard garden to the rear, and a lawn to the front.

The accommodation comprises two bedrooms, a stylish shower room suite, and a dual-aspect lounge/kitchen, with a contemporary fitted kitchen, a dining space, and patio doors leading onto the courtyard garden.

Furthermore, Borrowdale Drive opens onto open countryside and has direct access to Sanderstead recreational grounds (Ideal for dog walkers). Nearby there is a Waitrose supermarket, several golf courses, and both Purley & Warlingham town centres are within an easy reach.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		