

FOLKLANDS



BIRDHURST RISE, SOUTH CROYDON

GUIDE PRICE £535,000















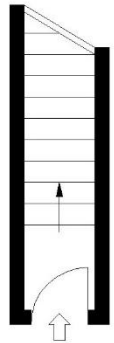


Birdhurst Rise

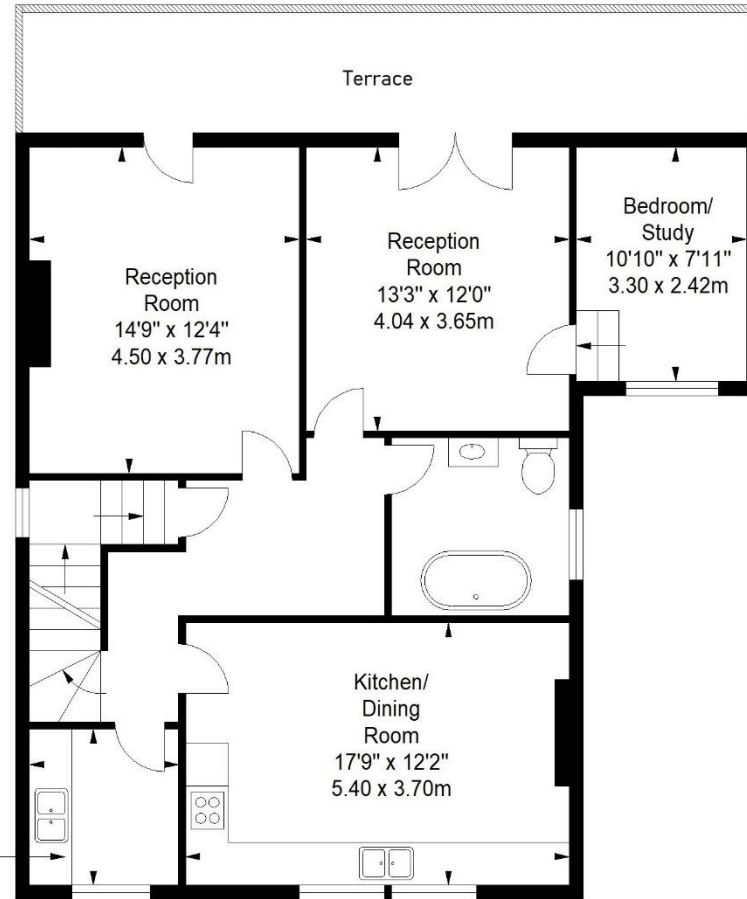
Approximate Gross Internal Area
1563 sq ft / 145.20 sq m

Garden
101'8" x 36'1"
31.00 x 11.00m
(Approximate)

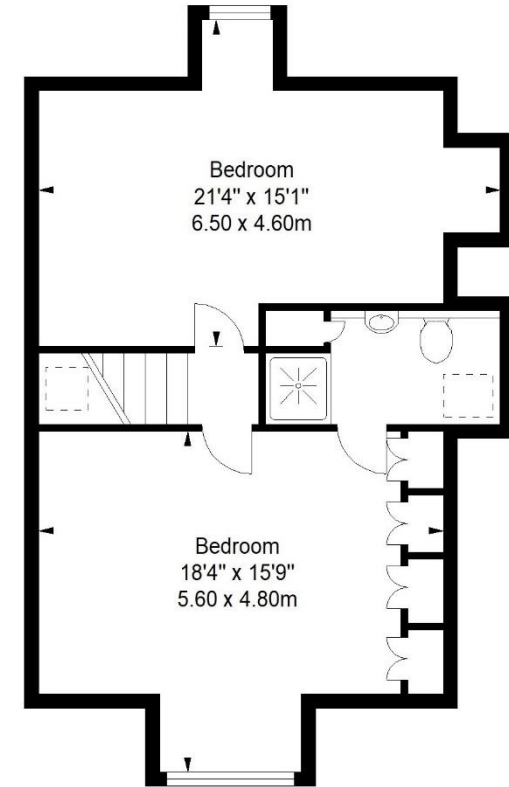
Ground Floor



Ground Floor



First Floor



Second Floor

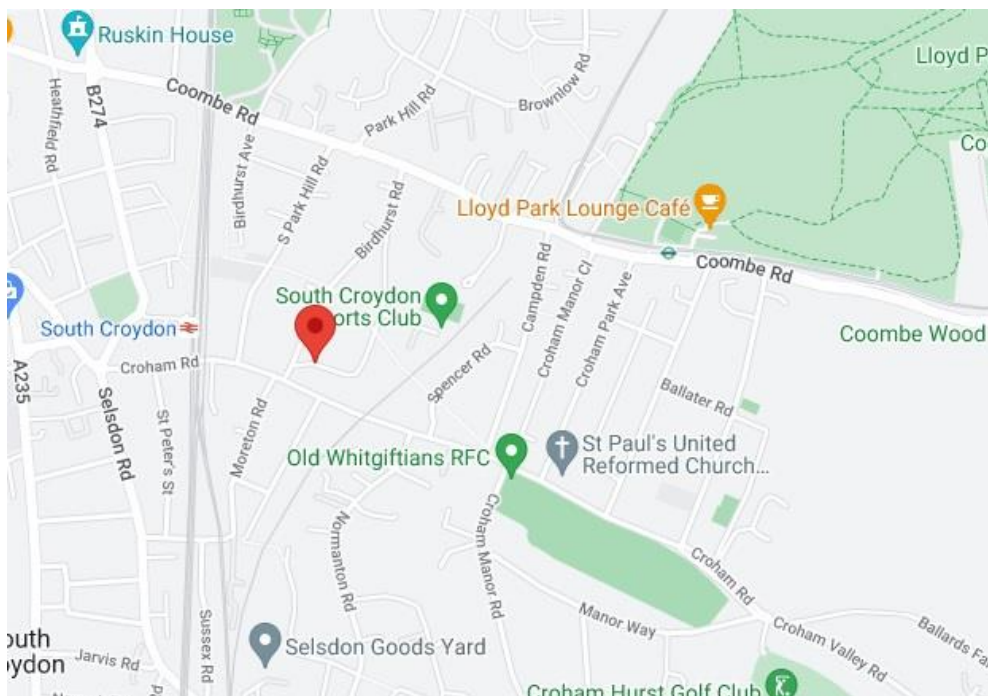
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ENORMOUS SPLIT LEVEL MAISONETTE
- ❖ THREE BEDROOMS & TWO RECEPTION ROOMS
- ❖ TWO BATHROOMS & SEPARATE UTILITY ROOM
- ❖ 17'9 KITCHEN/DINING ROOM
- ❖ EXCEPTIONAL CEILING HEIGHT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE ROOF TERRACE & PRIVATE GARDEN
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM LLOYD PARK TRAM STOP
- ❖ EPC EER D



**** Share of Freehold ** 1563 SQFT ** An enormous three-bedroom split-level period maisonette, situated within this highly desirable residential road, conveniently located only 0.2 miles from South Croydon train station & 0.4 miles from Lloyd Park Tram stop.**

Arranged over the first & second floors of this pretty detached Victorian villa; this beautiful home boasts a flexible accommodation with high ceilings, large windows, and abundance of period features and ample storage. There is a private entrance, a handy utility room, a large sunny roof terrace stretching across the full back of the building, and a sizeable private rear garden.

The accommodation comprises two exceptionally spacious double bedrooms, bedroom three/study, an en-suite shower room, a 17'9 x 12'2 kitchen/ dining room, a stylish family bathroom suite with freestanding bath, and two full size reception rooms, each with direct access onto the roof terrace.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. An early appointment to view is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		