



FOLKLANDS

BLenheim CRESCENT, SOUTH CROYDON

GUIDE PRICE £320,000









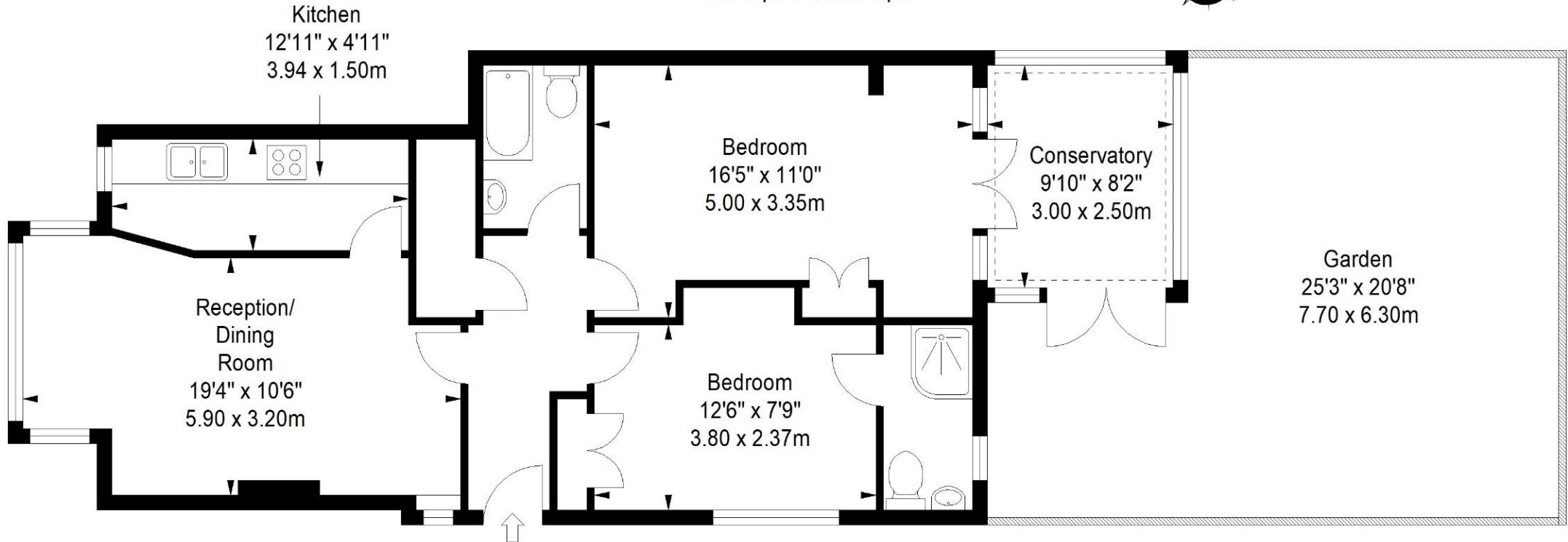
Blenheim Crescent

Approximate Gross Internal Area (Excluding Conservatory)

726 sq ft / 67.50 sq m

Approximate Gross Internal Area (Including Conservatory)

807 sq ft / 75.00 sq m



Ground Floor

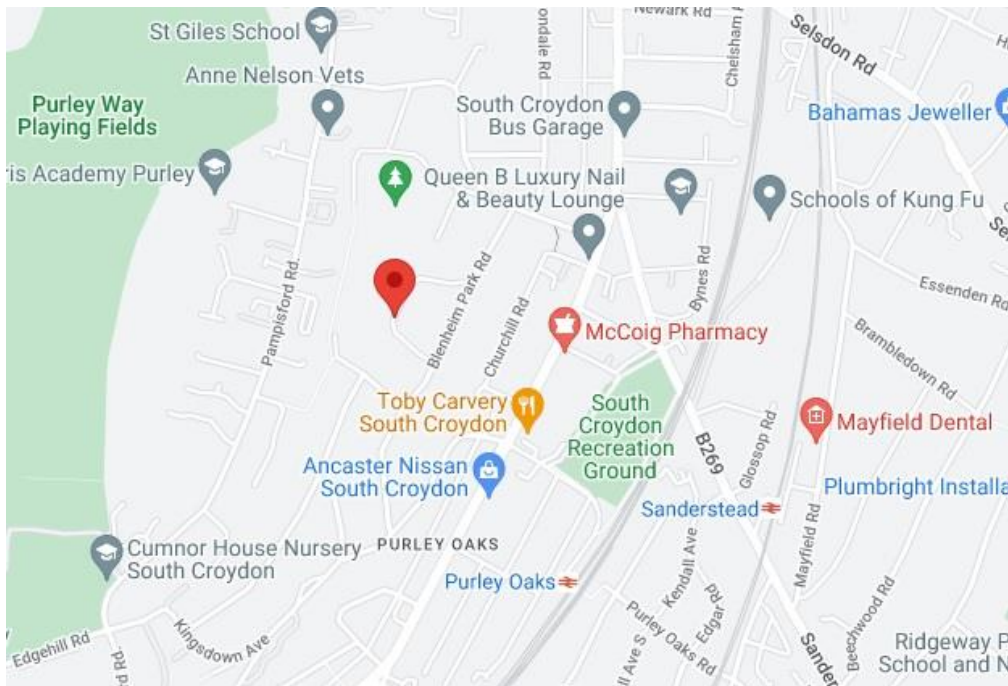
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOMS
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ PRIVATE REAR GARDEN
- ❖ OFF STREET PARKING FOR ONE CAR
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ LONG LEASE - CHAIN FREE
- ❖ HIGH CEILINGS & PERIOD FEATURES
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER D



**** Chain Free ** Private Garden ** Long Lease **** A smartly presented two double bedroom ground floor garden flat situated within this desirable residential road, conveniently located only 0.4 miles from Purley Oaks train station and 0.5 miles from Sanderstead train station.

This bright & spacious property benefits from a private entrance, it has high ceilings throughout, and there are plenty of period features to enjoy throughout the flat. Externally, the property boasts a private rear garden and an allocated parking bay to the front. Additionally, there is gas central heating via a modern combi-boiler

The accommodation comprises two spacious double bedrooms (One with an en-suite shower room), a modern three-piece bathroom suite, ample hallway storage, a 19' lounge/dining room with stripped wooden flooring, a feature fireplace & a full sized bay-window, and a separate fitted kitchen.

Furthermore, this property sits a short distance from a range of shops, cafes & local stores, it is only a few minutes' walk from the open green spaces of Haling Grove park and is within an easy reach of multiple bus routes heading in and out of Croydon & Purley town centres. We feel that this property would make the ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		