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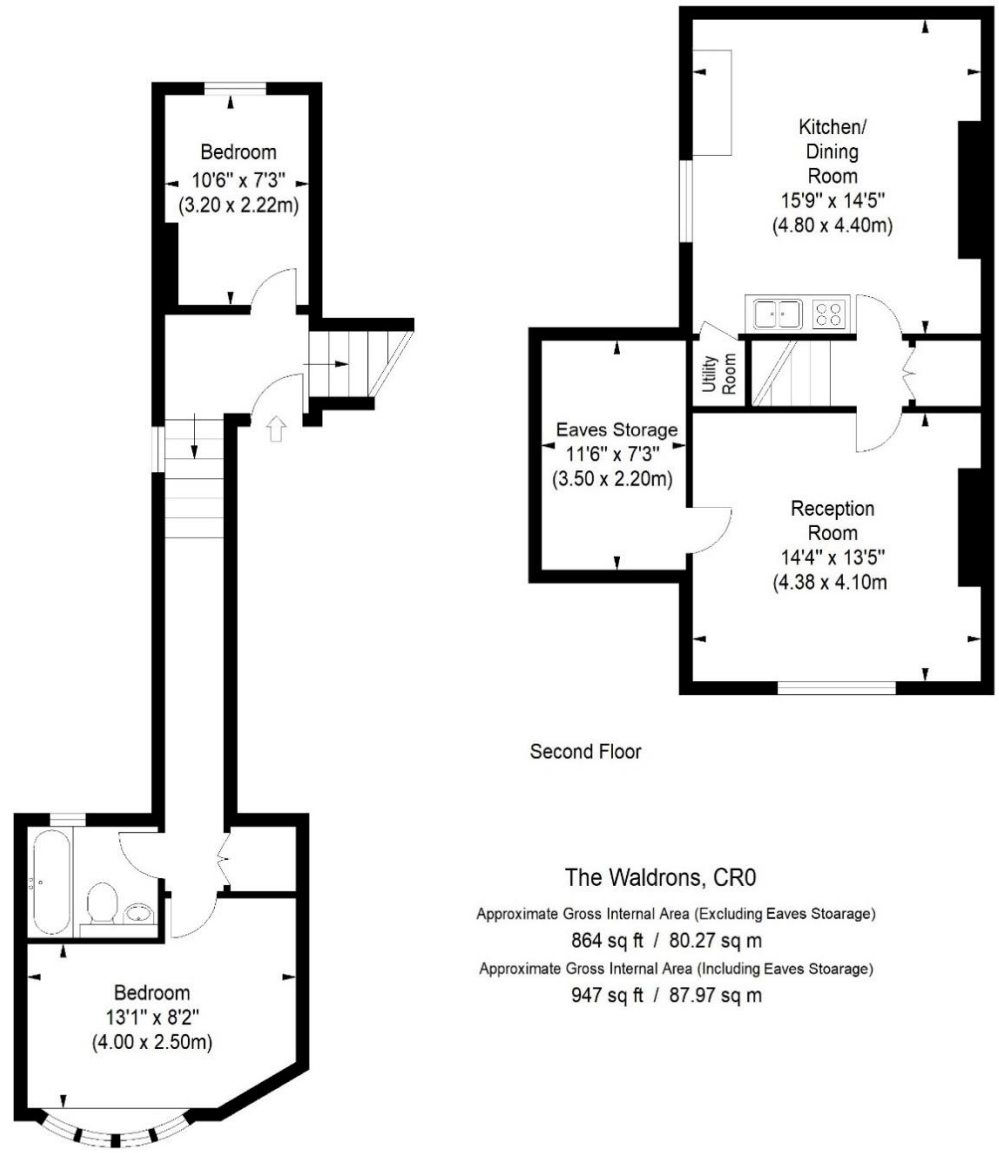
THE WALDRONS, CROYDON  
★ GUIDE PRICE £335,000











Second Floor

First Floor

**The Waldrons, CR0**

Approximate Gross Internal Area (Excluding Eaves Storage)

864 sq ft / 80.27 sq m

Approximate Gross Internal Area (Including Eaves Storage)

947 sq ft / 87.97 sq m

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM SPLIT LEVEL APARTMENT
- ❖ ARRANGED OVER THE FIRST & SECOND FLOORS
- ❖ BEAUTIFUL PERIOD BUILDING
- ❖ LOCATED WITHIN THE WALDRONS CONSERVATION AREA
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ VIEWS OVER THE LOCAL GREEN
- ❖ LARGE KITCHEN/ DINING ROOM
- ❖ EXCELLENT STORAGE
- ❖ MOMENTS FROM DUPPAS HILL PARK
- ❖ EPC EER D



A well-presented two-bedroom split level conversion flat, situated within this pretty conservation area, with views over the local green, conveniently located only 0.6 miles from South Croydon train station and 0.5 miles from Waddon train station.

This bright and airy apartment is arranged over the first and second floors of this charming period building, it benefits from an excellent finish throughout and there is an unofficial roof terrace accessed from the kitchen. Additionally, there is gas central heating, high ceilings, and many period features.

The accommodation comprises a sizeable main bedroom with pretty bay-window with window seat, a second bedroom, a large living room with feature fireplace, a stylish three-piece bathroom suite with shower over-bath, excellent eaves storage space and a 15'9 x 14'5 kitchen/ dining room.

The Waldrons was built as a private estate in the mid-1800s. It still has a special feel. The semi-detached Victorian house is set back from the quiet, leafy, tree lined street. The Waldrons green space and Duppas Hill park are seconds away, and the South Croydon Restaurant Quarter is only a few minutes' walk. In our opinion, this property would make the perfect first time buy.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |