

FOLKLANDS

GRANGE ROAD, SOUTH CROYDON
GUIDE PRICE £525,000







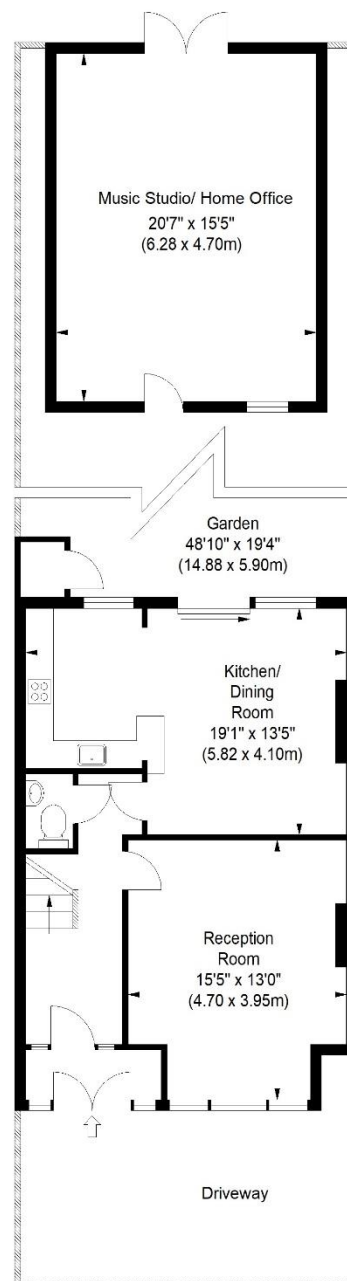






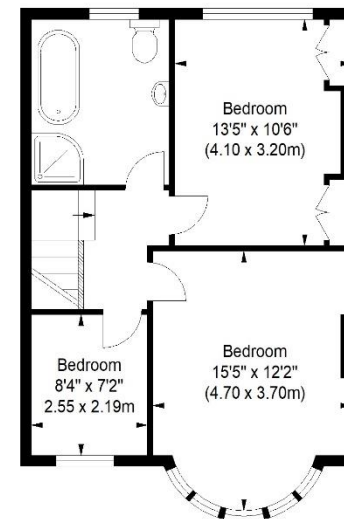






Ground Floor

Grange Road
 Approximate Gross Internal Area (Excluding Garden studio)
 1062 sq ft / 98.71 sq m
 Approximate Gross Internal Area (Including Garden studio)
 1381 sq ft / 128.32 sq m



First 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

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ WESTERLY FACING REAR GARDEN
- ❖ OFF-ROAD PARKING WITH EV CHARGER
- ❖ LARGE INSULATED MUSIC STUDIO/HOME OFFICE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ NEW ROOF IN 2020
- ❖ LARGE FOUR-PIECE BATHROOM & DOWNSTAIRS WC
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER C



**** Large Music Studio/Home Office ** Westerly Facing Rear Garden ** Off-Road Parking **** A superbly presented three-bedroom period terrace house situated within this highly desirable residential road, conveniently located moments from Purley Oaks train station & 0.3 miles from Sanderstead train station, which collectively offer frequent services to London Bridge and London Victoria.

This bright & spacious home has been tastefully improved by the present owners. Such Improvements include a brand-new roof in 2020, the introduction of a downstairs WC, a new 4-piece bathroom suite less than 1 year ago, the installation of an EV car charger, and new double glazing in 2023 (With the exception of the porch & first floor back windows). The home now offers a stylish design and quality finish throughout. Externally, there is off-road parking to the front and a well-planned westerly facing garden to the rear.

The accommodation comprises a large bay-fronted main bedroom, a further double bedroom with twin built-in wardrobes, bedroom three, a particularly spacious four piece bathroom suite with separate shower cubicle & roll top bath, a porch entrance leading through to a generous entrance hallway, a bay-fronted living room with feature fireplace, a downstairs WC, and a 19'1 x 13'5 open plan kitchen/dining room with breakfast bar & sliding patio doors. To the rear of the garden sits the music studio/home office/gym space. This room is highly insulated, it has heavy duty security doors, it has a MVHR ventilation system and its own Air conditioning; not to mention useful storage spaces.

Furthermore, this property sits moments from the open green spaces of South Croydon recreation grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences. An early appointment to view is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		