

FOLKLANDS



AREWOOD ROAD / SOUTH CROYDON
GUIDE PRICE £595,000

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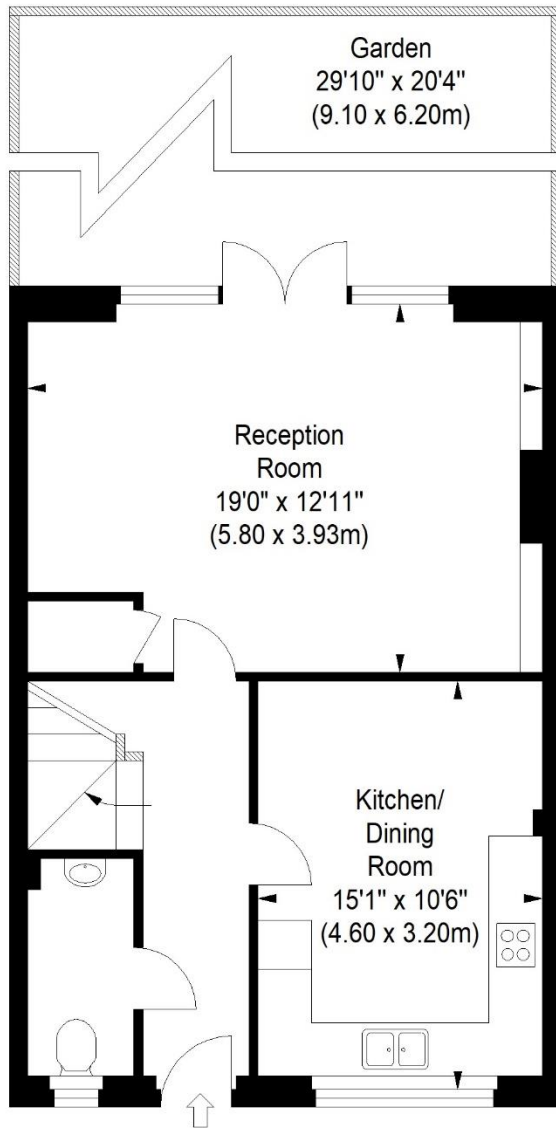




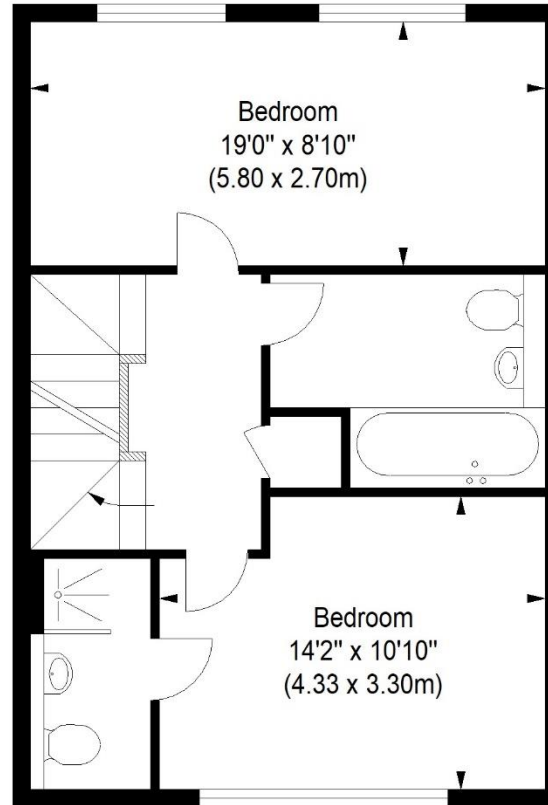


Harewood Road, South Croydon

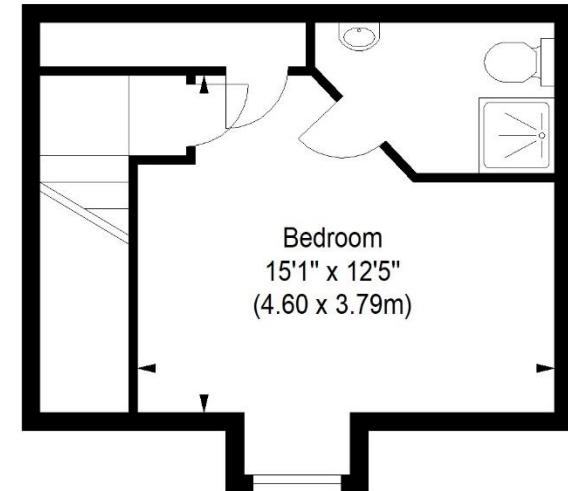
Approximate Gross Internal Area
1371 sq ft / 127.35 sq m



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

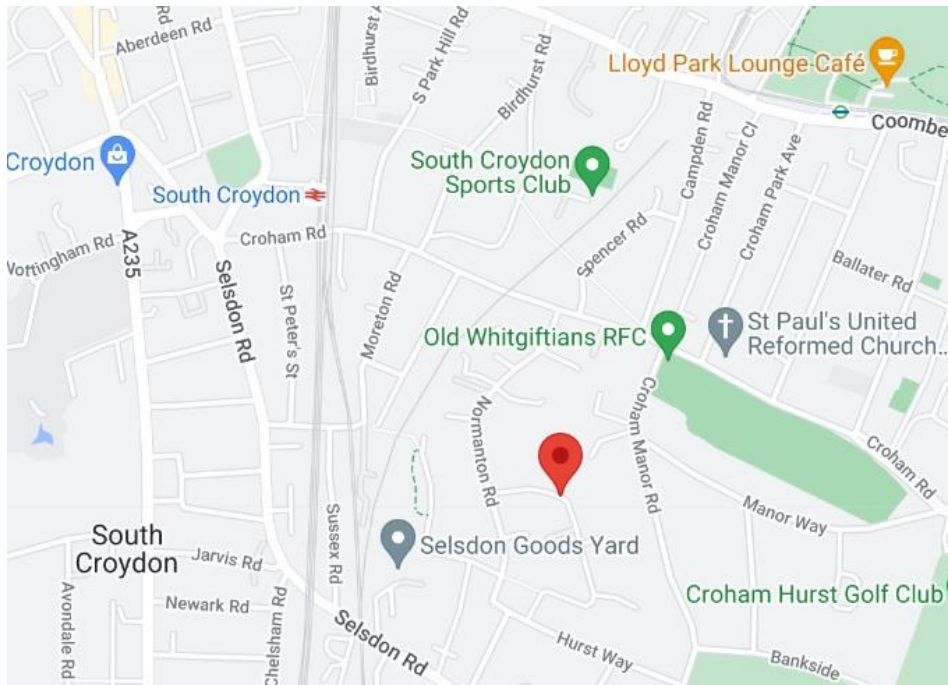
- ❖ TERRACE HOUSE - NEWLY BUILT IN 2020
- ❖ THREE DOUBLE BEDROOMS & THREE BATHROOMS
- ❖ QUIET SECLUDED POSITION
- ❖ ALLOCATED PARKING SPACE
- ❖ WEST FACING REAR GARDEN
- ❖ DOWNSTAIRS WC
- ❖ STYLISH DESIGN THROUGHOUT
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM LLOYD PARK TRAM STOP
- ❖ EPC EER B

**** Chain Free ** Westerly Facing Rear Garden ** Off-Road Parking ** Tranquil Location **** A superbly presented three double bedroom recently built terrace house, situated within this tranquil cul-de-sac setting, conveniently located only 0.4 miles from South Croydon train station & 0.5 miles from Lloyd Park tram stop.

Built in 2020, this stylish home is arranged over three floors and boasts excellent living space, a downstairs WC, an allocated parking bay, and a Westerly facing rear garden. Being set off-road in this small cul-de-sac affords residents peace & privacy, making it a lovely location to raise a family.

The accommodation comprises a generous entrance hallway, a downstairs WC, a 15'1 kitchen/dining room with integrated appliances, a beautifully appointed living room with feature wall which includes an inset fireplace & LED lighting, three double bedrooms, two en-suite shower rooms, a spacious family bathroom suite and several storage spaces throughout the house.

Furthermore, this property sits moments from the highly regarded St Peters Primary School, it is a comfortable walk away from the open green spaces of Lloyd Park & Croham Hurst Woods which are popular with families & local dog walkers, and it is a short walk to a number of local bus routes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		