

# FOLKLANDS

BIRDHURST RISE, SOUTH CROYDON  
GUIDE PRICE £325,000











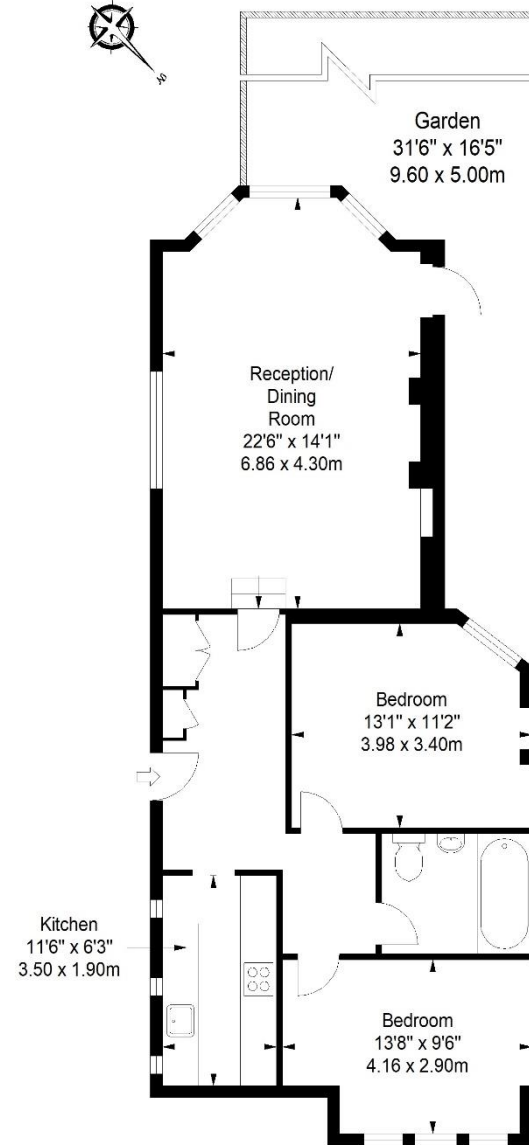






# Birdhurst Rise, South Croydon

Approximate Gross Internal Area  
842 sq ft / 78.26 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 BEDROOM - GROUND FLOOR GARDEN FLAT
- ❖ 842 SQFT OF FLOOR SPACE
- ❖ PRIVATE ENTRANCE & PRIVATE REAR GARDEN
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM LLOYD PARK TRAM STOP
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ BRAND NEW DOUBLE GLAZING THROUGHOUT
- ❖ NEWLY DECORATED
- ❖ LONG LEASE WITH CIRCA 160 YEARS IN BALANCE

❖ EPC EER D



**\*\* 842 SQFT \*\* Brand New Windows & Doors \*\* Long Lease \*\* Private Garden \*\*** A smartly presented two double bedroom ground floor garden flat, 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.

This bright & spacious apartment has brand new windows & doors, it is newly decorated and boasts 842 SQFT of floor space. Along with a private entrance, this property also enjoys a sizeable and freshly landscaped private south west facing rear garden and features a long lease with circa 160 years in balance.

The accommodation comprises a generous entrance hallway with ample storage, two well-proportioned double bedrooms, an 11'6 separate kitchen, a three-piece bathroom suite with shower over-bath, and a 22'6 x 14'1 bay-fronted lounge/dining room. Externally, the private south west facing garden has a newly fitted composite deck leading down to a newly fenced lawned garden, making it ideal for entertaining.

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             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |