

FOLKLANDS



RINGWOOD AVENUE, WEST CROYDON
GUIDE PRICE £410,000

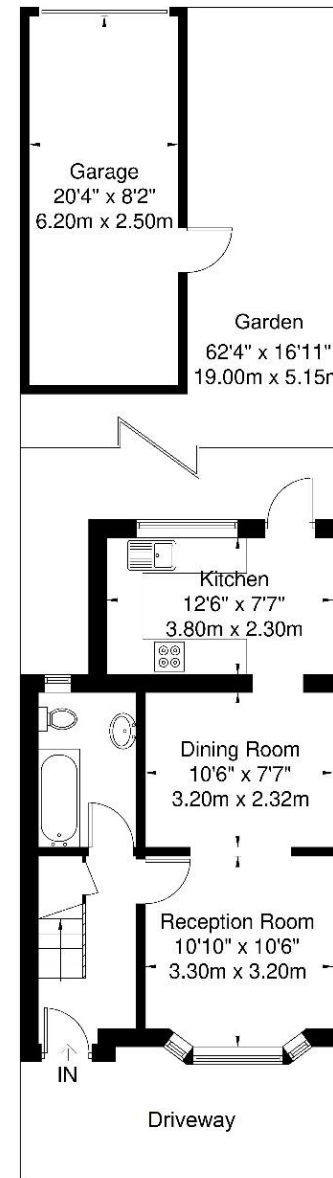












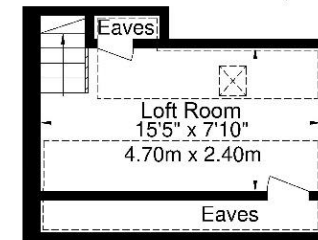
Ground Floor

Ringwood Avenue, Croydon

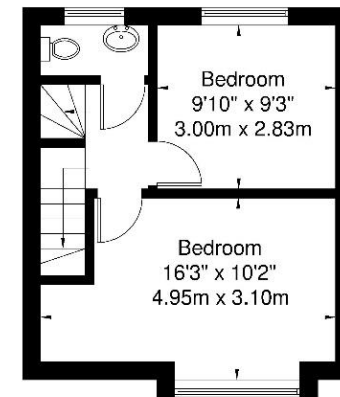
Approximate Gross Internal Area

98.5 sq m / 1060 sq ft

(Including Restricted Area)



Second Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENT 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 & LOFT ROOM
- ❖ GROUND FLOOR BATHROOM & FIRST FLOOR WC
- ❖ CHAIN FREE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXTENDED KITCHEN
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ LARGE SOUTH WEST FACING REAR GARDEN
- ❖ SINGLE GARAGE FOR STORAGE
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ EPC EER D



**** Chain Free ** Bonus Loft Room ** Off-Road Parking for Two Cars ** South West Facing Garden **** A superbly presented two double bedroom terrace house, situated within this popular residential road, conveniently located moments from the local tram stop (18 minute journey time to Wimbledon Mainline Station & District Line Tube) and approximately one mile from West Croydon train station.

This bright & spacious home enjoys a contemporary design throughout, it is fully double glazed and boasts gas central heating. The property further benefits from off-road parking for two cars and it has a large South West facing rear garden with a single garage to the rear (Excellent storage).

The accommodation comprises a bay-fronted double reception room, a stylish fully tiled family bathroom with shower over-bath, a 12'6 extended kitchen with door leading onto the garden, a large main bedroom, a further double bedroom, a first floor WC, and stairs leading up to the converted loft room.

Furthermore, this property sits nearby to a wide range of primary & secondary schools, it has plethora of local amenities and is walking distance from the open green expanses of Mitcham Common. We feel that this property would make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		