

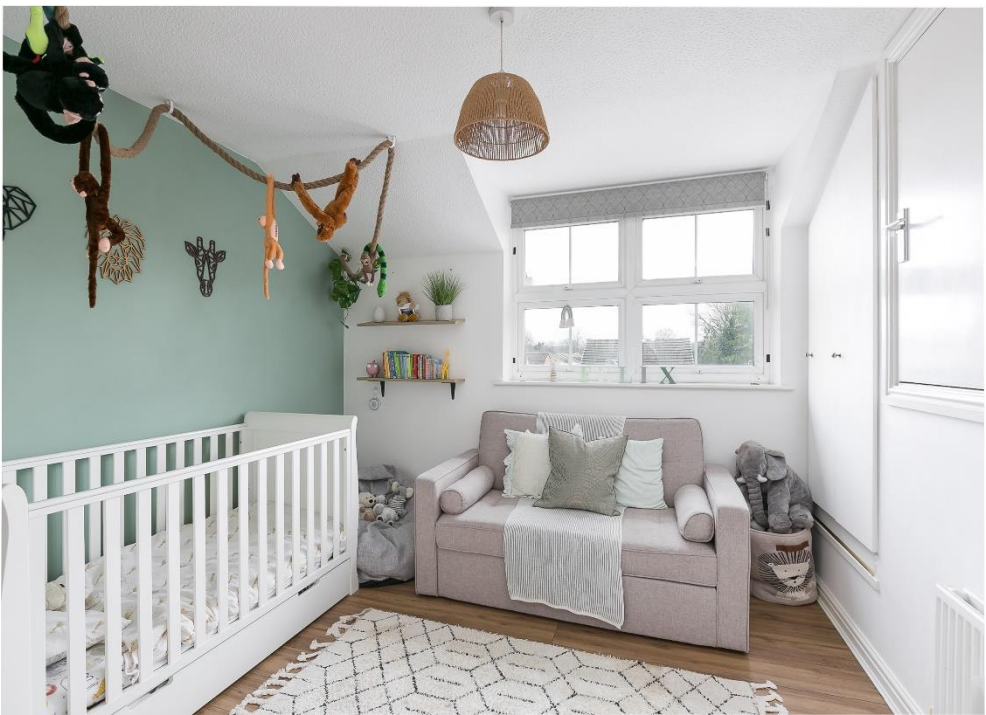
FOLKLANDS

HAMOND CLOSE, SOUTH CROYDON
GUIDE PRICE £525,000





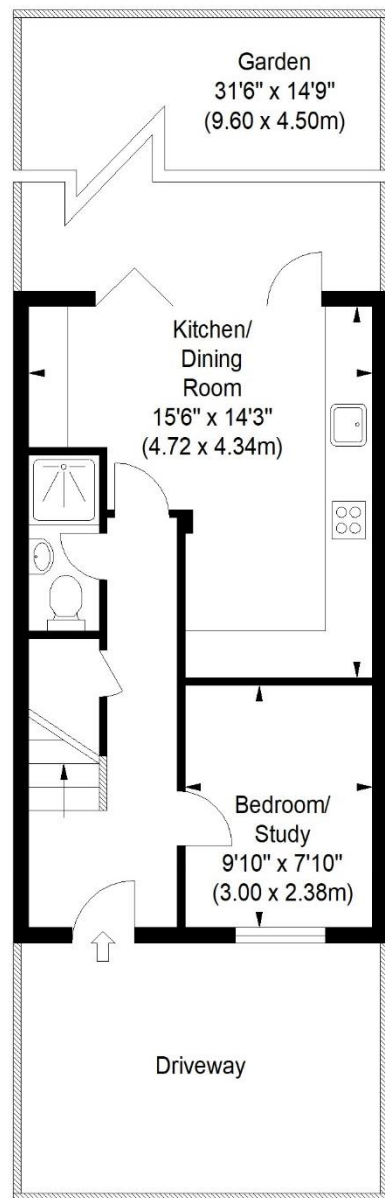




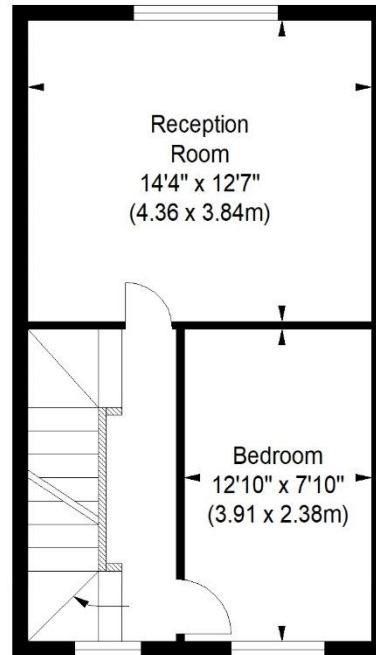




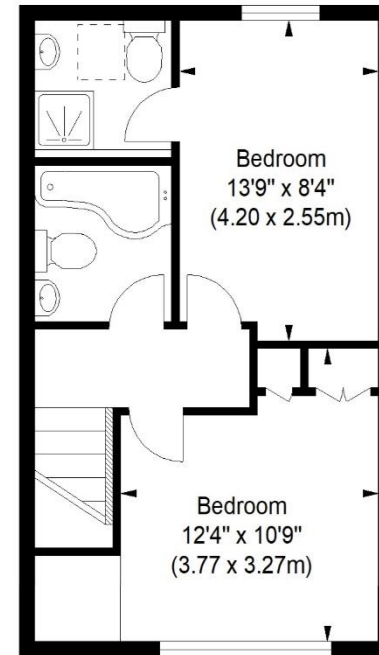




Ground Floor



First Floor



Second Floor

Hamond Close

Approximate Gross Internal Area
1129 sq ft / 104.94 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE STOREY TOWNHOUSE
- ❖ FOUR BEDROOMS & THREE BATHROOMS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ OVER-LOOKING OPEN PLAYING FIELDS TO REAR
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ LARGE KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- ❖ EPC EER D



A superbly presented four-bedroom townhouse situated within this quiet cul-de-sac, conveniently located 0.5 miles from Purley Oaks train station, 0.7 miles from Sanderstead train station, and approximately one mile from Purley mainline station & town centre.

This bright & airy home is arranged over three floors and has been renovated by the current owner. It offers flexible accommodation, benefits from off-road parking for two cars, has pleasant views to the rear over open playing fields, it enjoys a Westerly facing rear garden, and is fully double glazed. There is also zoned underfloor heating across the whole of the ground floor.

The accommodation comprises master bedroom with an en-suite shower room, two further double bedrooms, a family bathroom suite, a spacious reception room, bedroom four/ study, a down-stairs shower room with WC, and a large contemporary kitchen/dining room with bi-folding door. To the rear, the kitchen/ diner opens onto a landscaped rear garden with a sizeable entertainment deck and synthetic lawn.

Furthermore, this property sits within close proximity to several well regarded primary & secondary schools and within walking distance to a wide range of shops, cafes and restaurants in both Purley town centre and South Croydon.

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