

FOLKLANDS



WANDLE ROAD, CROYDON
GUIDE PRICE £400,000











Wandle Road, Croydon

Approximate Gross Internal Area

771 sq ft / 71.62 sq m

(Excluding Shed)

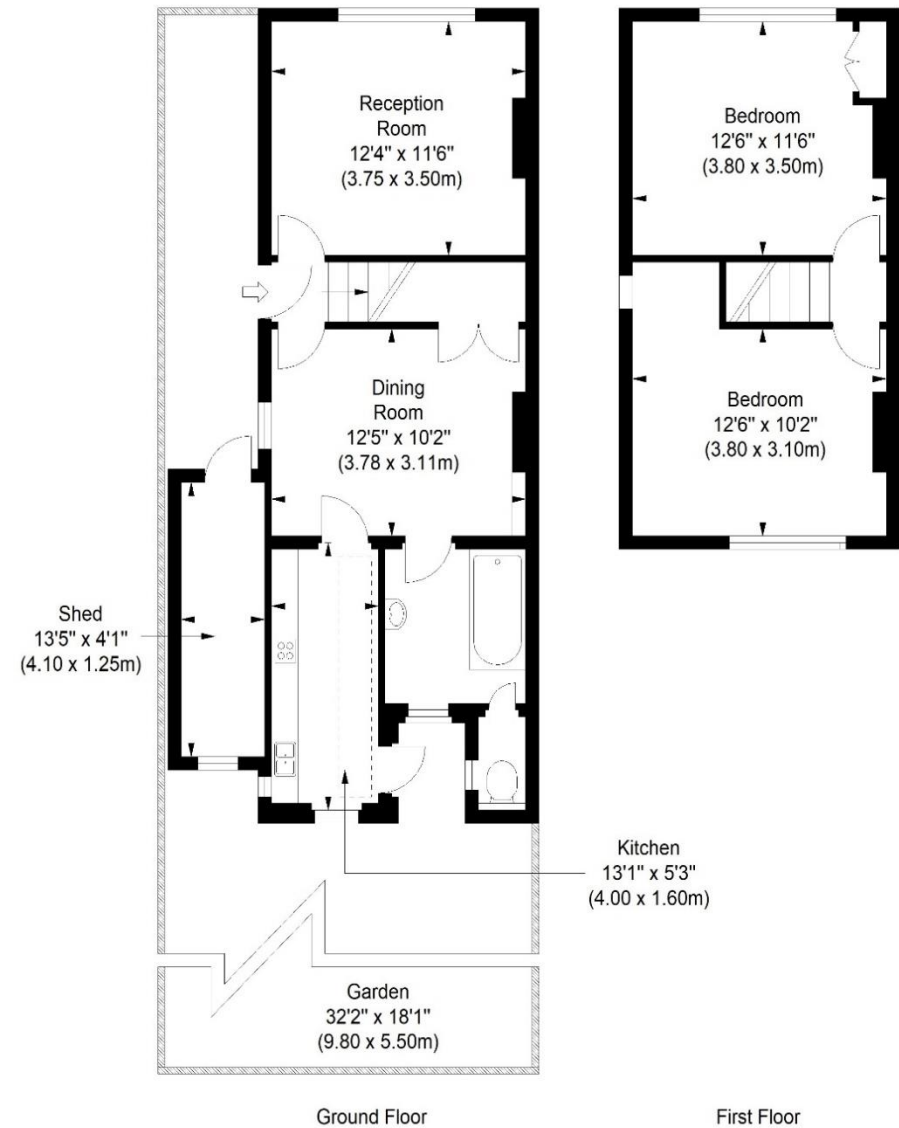


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ SEMI-DETACHED HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 32' PRIVATE REAR GARDEN
- ❖ MANY PERIOD FEATURES
- ❖ TWO FULL-WIDTH RECEPTION ROOMS
- ❖ EPC EER E



A superbly presented two double bedroom semi-detached house, situated on this popular residential road in central Croydon, located only 0.6 miles from East Croydon train station, 0.4 miles from the local tram stop, and moments from several local bus routes.

This bright & airy home benefits from excellent decor throughout, there is ample fitted storage, and it boasts many period features, including feature fireplaces, stripped wooden floorboards & original internal doors. Externally, the private garden extends 32', featuring a large lawn & established trees and shrubs.

The accommodation comprises two well-proportioned double bedrooms, a full width living room, a separate dining room, an extended fitted kitchen, a stylish three-piece bathroom suite with washing machine housing and a 32' private rear garden.

Furthermore, this property sits on the doorstep of a wide range of shops, bars & restaurants, it is nearby to the highly acclaimed Box Park complex and is moments away from the open green spaces of Park Hill Park. We feel that this property would make an ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		