

FOLKLANDS



007

ST. PETERS ROAD, CROYDON  
GUIDE PRICE £640,000











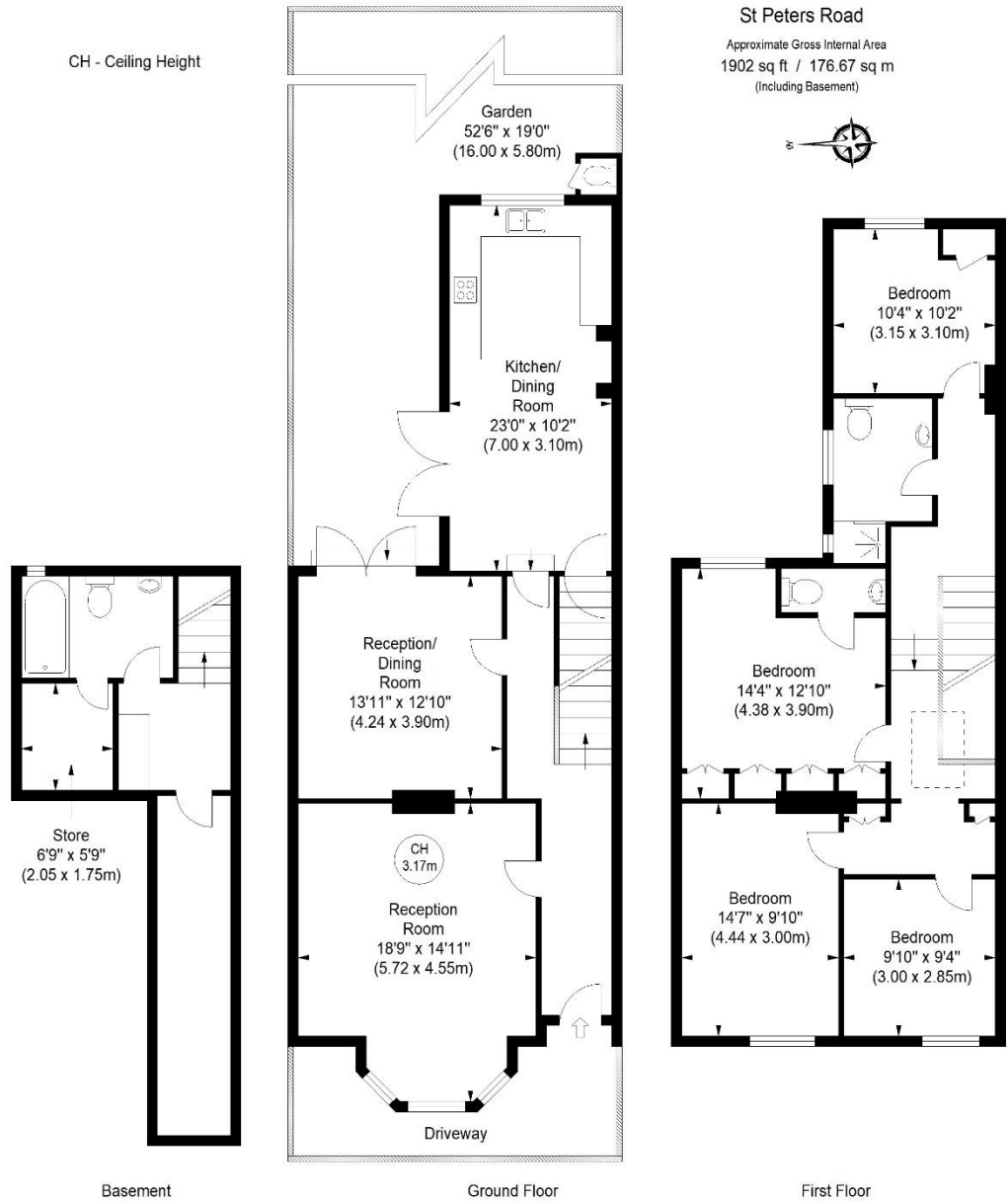








CH - Ceiling Height



St Peters Road  
Approximate Gross Internal Area  
1902 sq ft / 176.67 sq m  
(Including Basement)



Basement

Ground Floor

First 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

- ❖ FOUR BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ TWO LARGE RECEPTION ROOMS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ TWO STUNNING BATHROOM SUITES
- ❖ OFF-STREET PARKING
- ❖ 52' LANDSCAPED REAR GARDEN
- ❖ 23' KITCHEN/DINING ROOM
- ❖ HIGH CEILING & LARGE WINDOWS THROUGHOUT
- ❖ EPC EER D

**\*\* Chain Free \*\* Newly Renovated to a High Standard \*\*** A superbly presented four-bedroom period terrace house situated within this popular location, conveniently located only 0.2 miles from South Croydon train station & 0.6 miles from East Croydon train station.

This bright & spacious home has been sympathetically renovated by the present owner, and features new flooring throughout, a new driveway & Victorian design path, a beautifully landscaped rear garden with large patio & feature lighting, and an exquisite choice of kitchen & bathrooms. Along with being fully re-decorated, the property also boasts many original features, high ceilings and large windows (Making it an exceptionally light house).

The accommodation comprises main bedroom with a full range of fitted wardrobes & en-suite WC, three further bedrooms, a bright & spacious landing with Victorian skylight overhead, a three-piece shower room with oversized walk-in cubicle, an 18'9 x 14'11 bay-fronted living room, a separate dining room with garden access, a 23' kitchen/ dining room with beautifully fitted kitchen & patio doors, a second full bathroom suite with shower over-bath & detailed LED lighting, a separate utility space and ample basement storage.

Furthermore, this property sits moments away from a plethora of shops, bars and restaurants, and is nearby the open green spaces of Park Hill Park. We feel that this property would make an excellent family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		