

FOLKLANDS

NICOLA CLOSE, SOUTH CROYDON
GUIDE PRICE £420,000





Hotpoint

IMPORTANT
10 YEAR WARRANTY
BEST OF CLASS

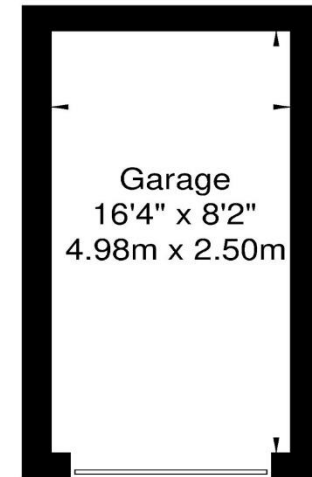
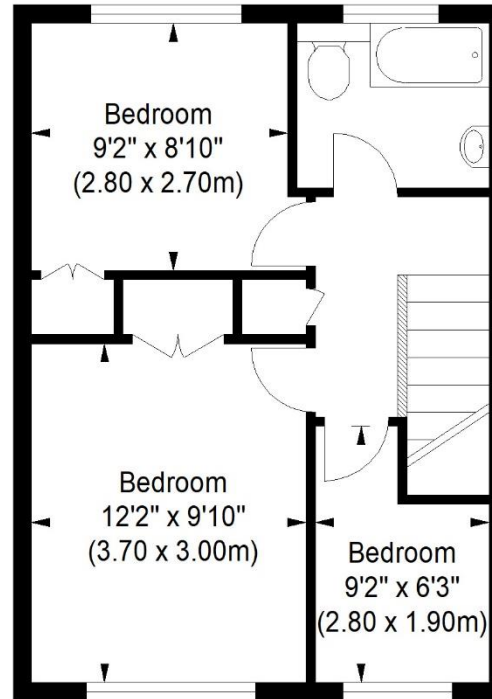
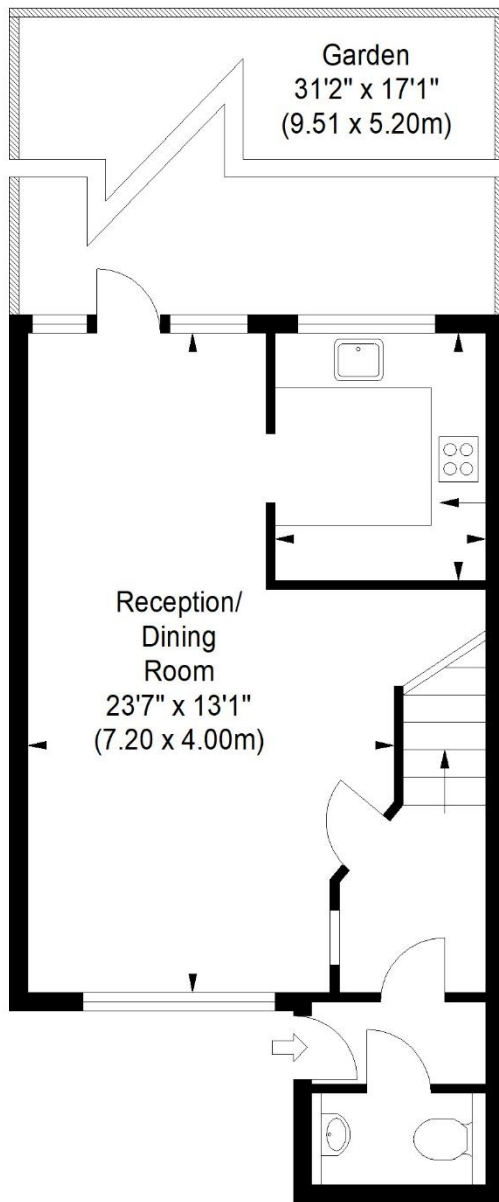






Nicola Close

Approximate Gross Internal Area
818 sq ft / 75.99 sq m
(Excluding Garage)



(Not Shown In Actual
Location / Orientation)

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 BEDROOM
- ❖ TERRACE HOUSE
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ PRIVATE SOUTH FACING REAR GARDEN
- ❖ DOWNSTAIRS WC
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC EER D



A smartly presented three-bedroom terrace house favourably situated at the back of this quiet residential cul-de-sac, conveniently located only 0.6 miles from South Croydon train station and close by to numerous local bus routes.

This bright & airy home is fully double glazed, it has gas central heating and boasts a South facing rear garden. Additionally, the kitchen is circa 1-2 years old and there is also a handy downstairs WC at the front of the house.

The accommodation comprises two double bedrooms each with fitted wardrobe cupboards, a further single bedroom, a three-piece family bathroom suite with shower over-bath, ample loft storage space, a large open plan lounge/ dining room with patio doors leading out to the South facing rear garden, and a stylish fitted kitchen.

Furthermore, this property sits moments from the open green spaces of the Purley Way playing fields, a short walk from a range of local convenience stores and is within half a mile from numerous primary & secondary schools including the renowned Whitgift Independent school for boys. In our opinion this property would make an excellent family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		