

FOLKLANDS



SANDERSTEAD ROAD, SOUTH CROYDON
GUIDE PRICE £260,000







Lauriston Villas

Approximate Gross Internal Area

737 sq ft / 68.51 sq m

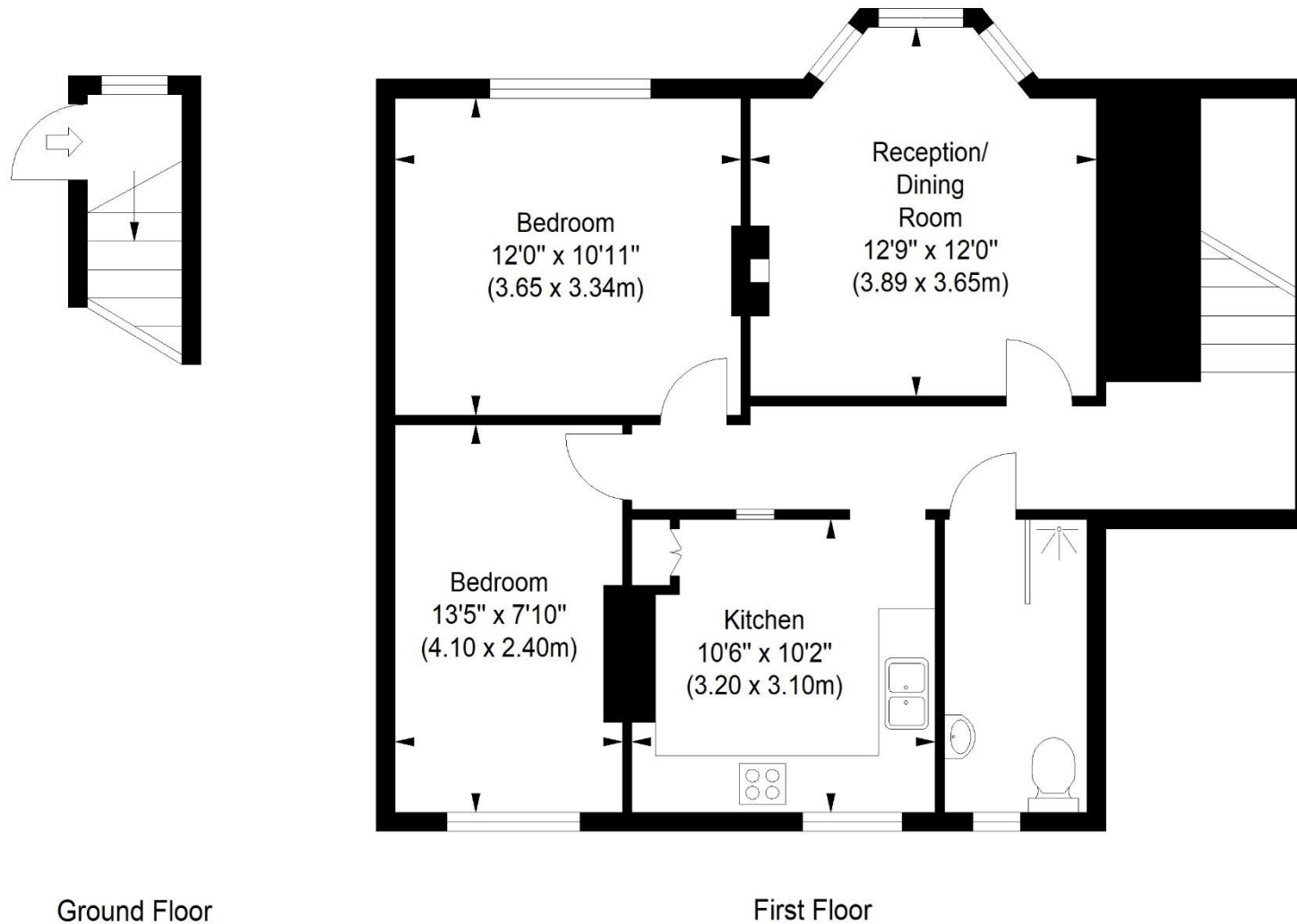


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR MAISONETTE - PRIVATE ENTRANCE
- ❖ PRIVATE PARKING SPACE
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ WELL PRESENTED THROUGHOUT
- ❖ NEW BOILER IN 2023
- ❖ HIGHLY CONVENIENT LOCATION
- ❖ EPC EER E



**** Chain Free ** Allocated Parking Space **** A well-presented first floor maisonette situated within this highly regarded part of South Croydon, conveniently located only 0.3 miles from both Sanderstead and Purley Oaks train stations, which collectively offer direct services to London Bridge and London Victoria.

This bright & spacious property boasts a private entrance, it has good décor throughout, it is fully double glazed and there is gas central heating via a combi-boiler (New Boiler in 2023). Additionally, the property features an allocated parking space to the rear. For those without a car, the area could easily be made into a private section of garden.

The accommodation comprises two double bedrooms, a bay-fronted reception room, a large contemporary fitted kitchen, and a stylish shower room with large walk-in cubicle.

Furthermore, this property sits moments away from an abundance of local shops, cafes & restaurants; and is a hop over the road to the local recreation ground. We feel that this property would make an ideal first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		
1-20	G		