



# FOLKLANDS

HELDER STREET, SOUTH CROYDON

GUIDE PRICE £425,000























## Helder Street

Approximate Gross Internal Area

772 sq ft / 71.72 sq m

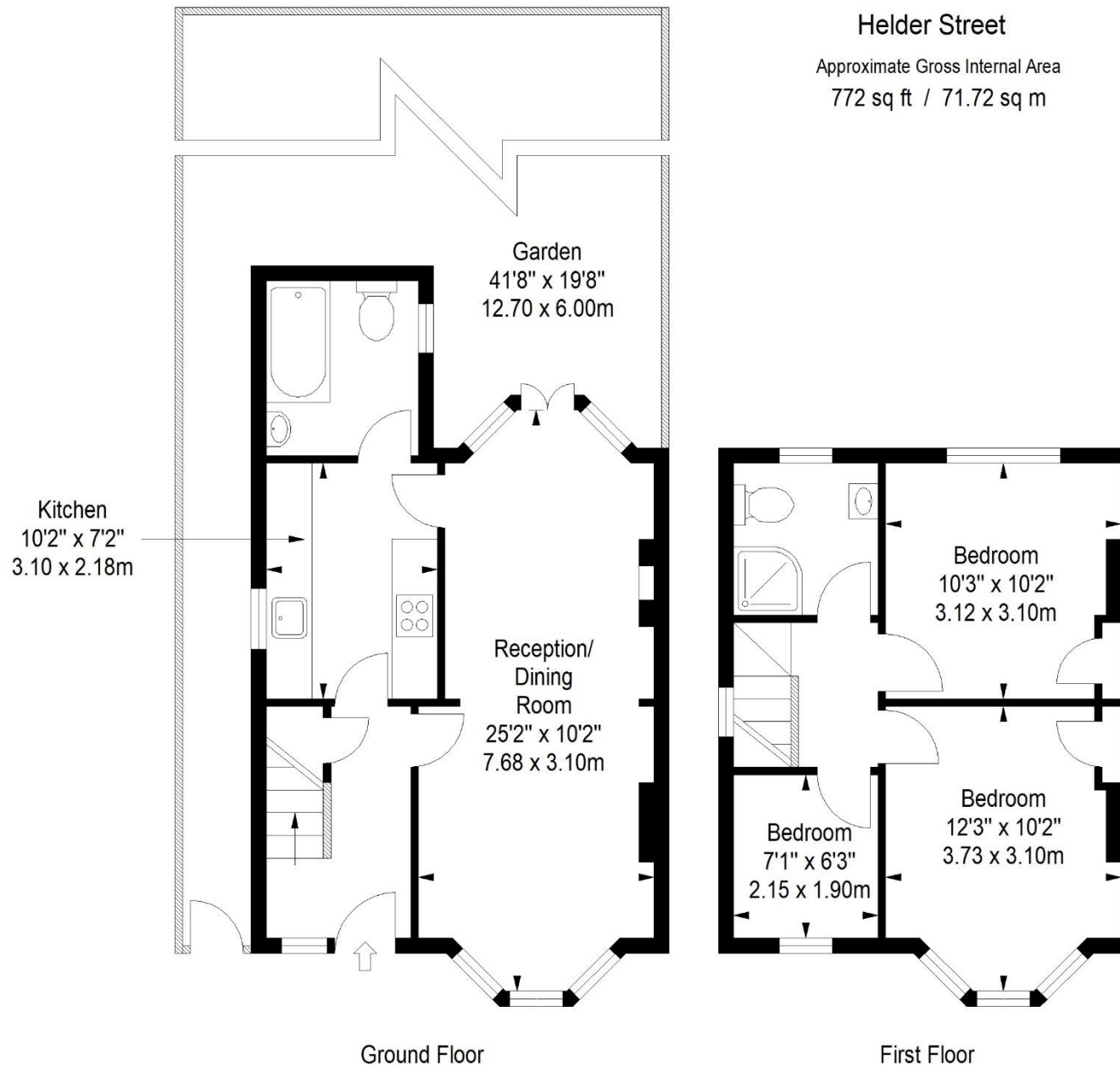


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

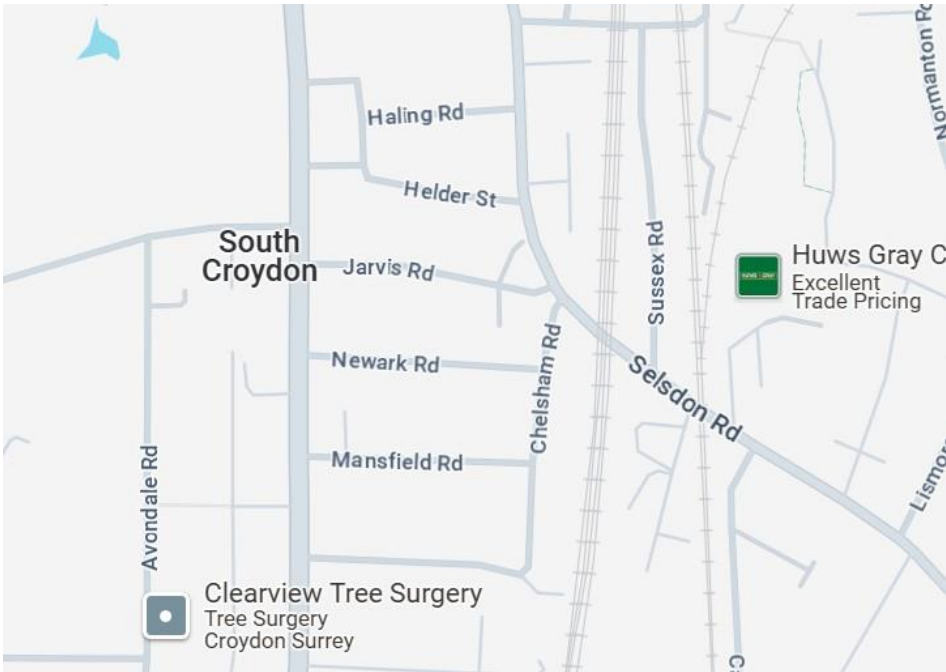
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ 41' PRIVATE REAR GARDEN
- ❖ TWO BATHROOMS
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ QUIET RESIDENTIAL ROAD
- ❖ NEARBY MANY LOCAL AMENITIES
- ❖ EPC EER D



**\*\* Chain Free \*\*** A three-bedroom semi-detached period house situated within this quiet residential road, conveniently located 0.4 miles from South Croydon train station, 0.7 miles from Sanderstead train station and nearby to several of local bus routes.

This bright & airy home features a spacious entrance hallway with understairs storage, there is private side access through to the 41' lawned rear garden, the house is fully double glazed and there is gas central heating.

The accommodation comprises a 25' bay-fronted lounge/ dining room, a separate fitted kitchen, a downstairs family bathroom suite, two double bedrooms (each with fitted cupboards), a study/bedroom three, ample loft storage space, and a first-floor three-piece shower room.

Furthermore, this property sits nearby an abundance of local conveniences and is within walking distance to a number of Croydon's main parks. We feel that this property would make an excellent home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		