

FOLKLANDS

MORETON ROAD, SOUTH CROYDON
GUIDE PRICE £450,000

FOLKLANDS
FOR SALE
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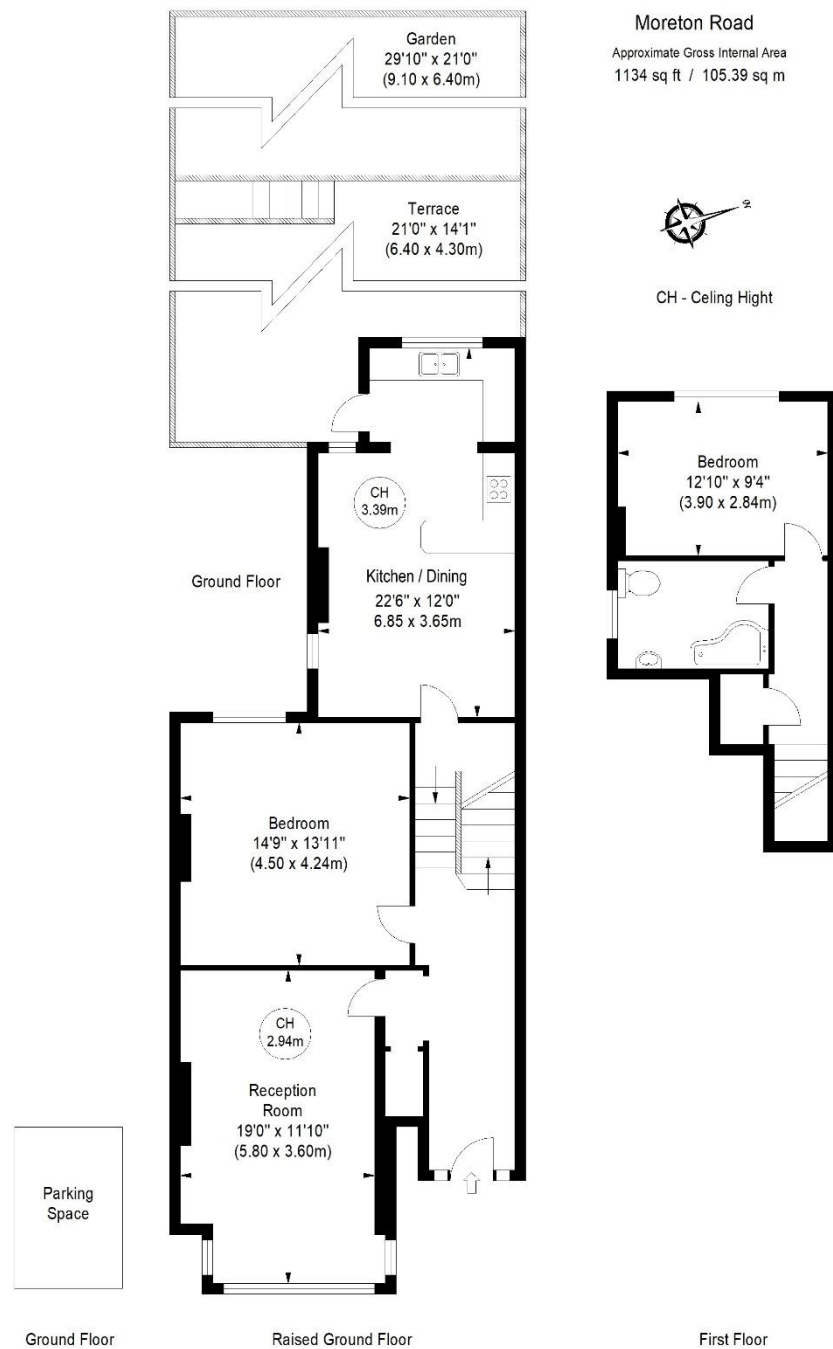


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ SPLIT-LEVEL CONVERSION FLAT
- ❖ OFF-ROAD PARKING SPACE
- ❖ LARGE PRIVATE WESTERLY FACING REAR GARDEN
- ❖ SHARE OF FREEHOLD & ULTRA-LONG LEASE
- ❖ 1134 SQFT OF FLOOR SPACE
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ WELL-PRESENTED THROUGHOUT
- ❖ HIGH CEILINGS & PERIOD FEATURES
- ❖ EPC EER C



An exceptionally spacious two double bedroom split-level period conversion flat, arranged over the ground floor, raised ground floor & first floor of this handsome semi-detached building, conveniently located only 0.1 miles from South Croydon train station & 0.5 miles from Lloyd park Tram stop.

This bright & airy home enjoys good decor throughout, it comes with a share of freehold & an ultra-long lease and benefits from an off-road parking space to the front & a private entrance. Internally, there are high ceilings, gas central heating and many period features. Externally, the property boasts a large raised entertainment deck with steps down to a private section of lawn and ample storage space under the deck itself; with a Westerly aspect both the garden & deck will enjoy many hours of afternoon & evening sunshine.

The accommodation comprises a 14'9 x 13'11 main bedroom, a second double bedroom, a stylish three-piece bathroom suite, an impressive entrance hall & first floor landing with fitted cupboards, a 19' bay-fronted reception room with stripped floorboards, a feature fireplace & nearly 3m high ceilings and a 22' kitchen/dining room with a stunning marble fireplace & multiple points of light, making this a bright sunny room.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of South Croydon's famous restaurant quarter and is walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. In our opinion this property would make an excellent home or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		