

# FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £425,000













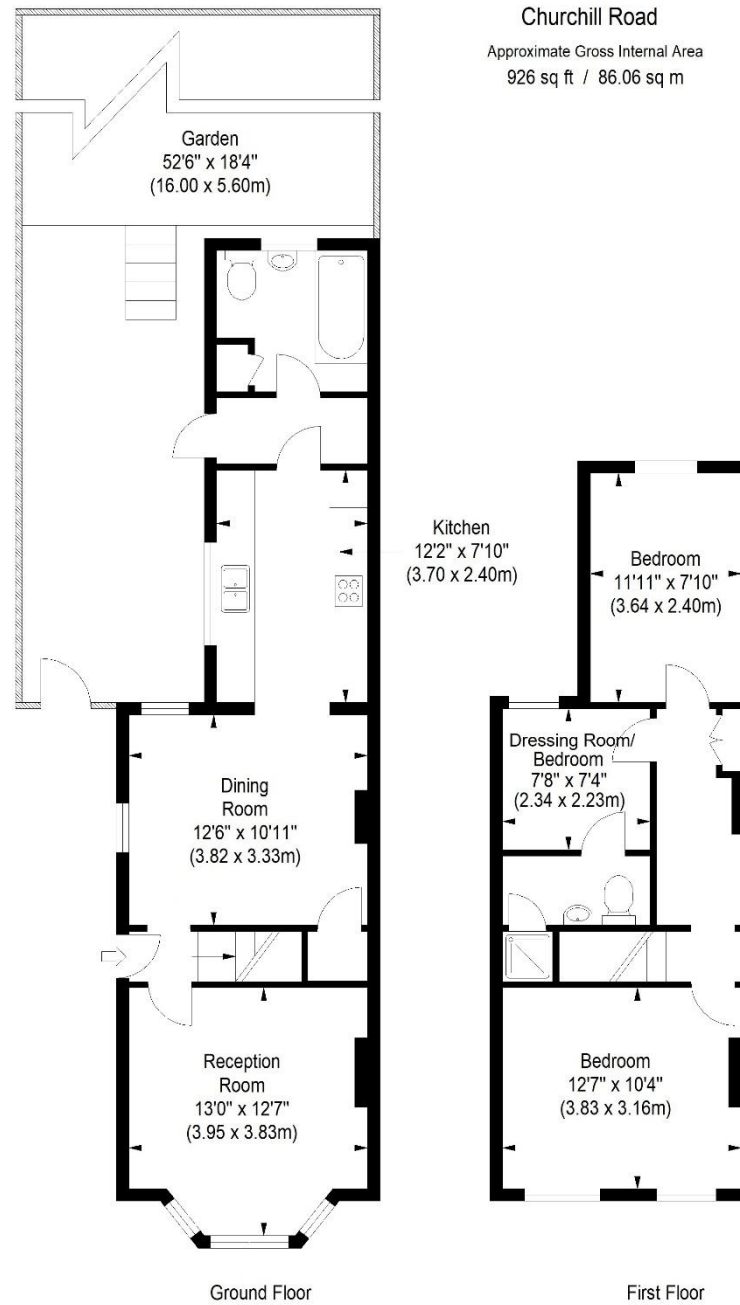




## Churchill Road

Approximate Gross Internal Area

926 sq ft / 86.06 sq m



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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

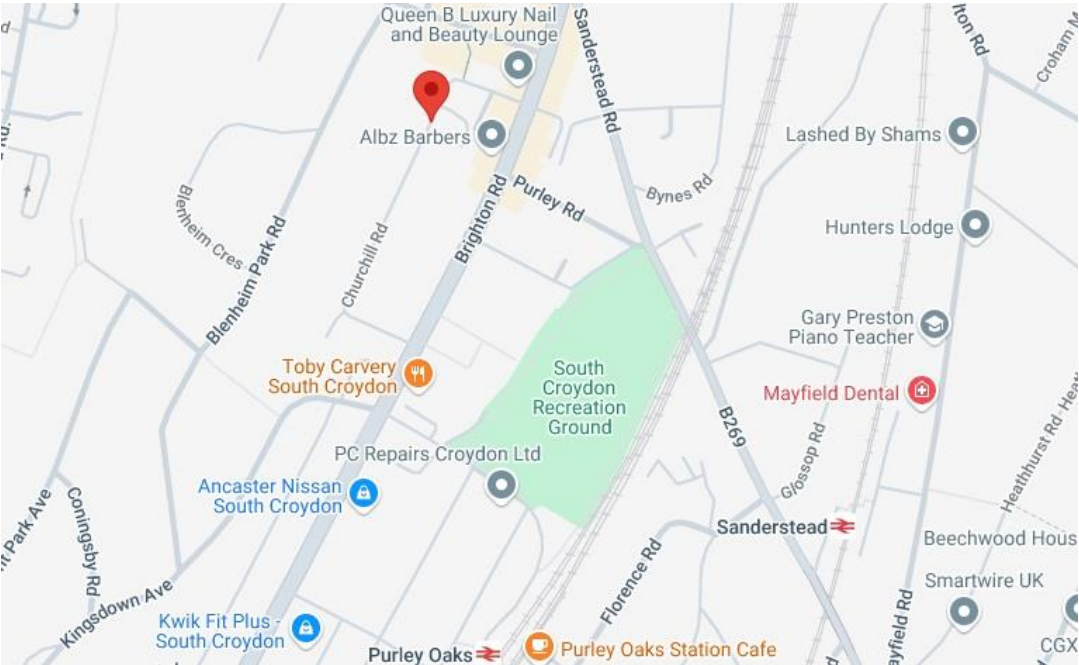
- ❖ TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ BONUS DRESSING ROOM/ BEDROOM THREE
- ❖ WESTERLY FACING PRIVATE REAR GARDEN
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ TWO RECEPTION ROOMS
- ❖ TWO BATHROOMS
- ❖ EPC EER E

**\*\* Chain Free \*\*** A two double bedroom semi-detached house situated within this quiet residential road, conveniently located only 0.4 miles from both Purley Oaks and Sanderstead train stations, which provide direct services to both London Bridge & Victoria stations.

This bright & airy home benefits from side access, a large kitchen, a Westerly facing private rear garden, ample storage, and the unique addition of a bonus dressing room with en-suite shower room. Additionally, the property has been freshly decorated, has a new backdoor, is fully double glazed and has gas central heating.

The accommodation comprises large main bedroom, a second bedroom, a dressing room/small third bedroom, a bay-fronted living room, a separate dining room with understairs cupboard, a spacious kitchen with excellent storage space, and a modern three-piece family bathroom suite.

Furthermore, this property sits moments away from a wide range of local conveniences, a number of bus routes to both Croydon & Purley town centres and is a short walk from the local parks.



Score	Energy rating	Current	Potential
92+	A	47 E	72 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		