

# FOLKLANDS



CROHAM PARK AVENUE, SOUTH CROYDON

GUIDE PRICE £450,000



















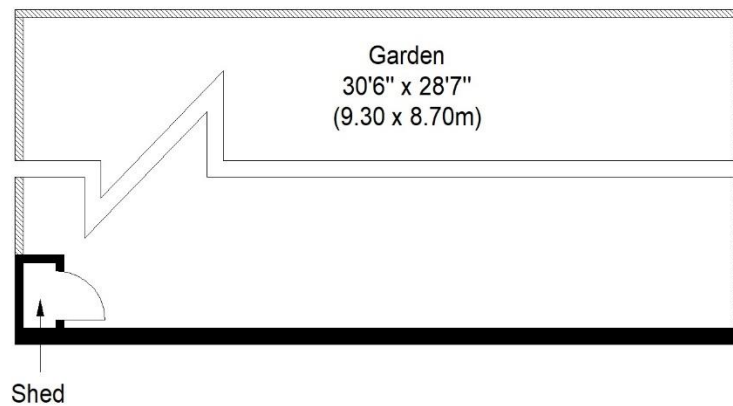




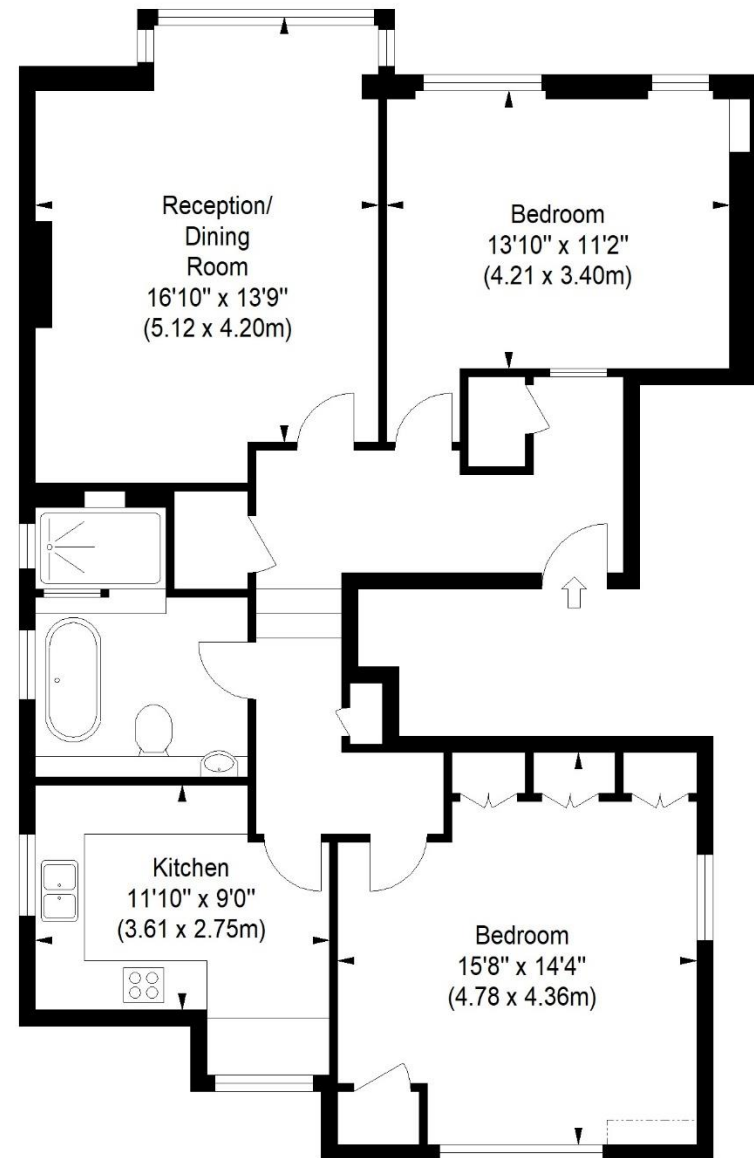
## Croham Park Avenue

Approximate Gross Internal Area

990 sq ft / 91.97 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 FIRST FLOOR CONVERSION FLAT
- ❖ 990 SQFT OF FLOOR SPACE
- ❖ SHARE OF FREEHOLD
- ❖ SECLUDED PRIVATE SECTION OF REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LUXURY FOUR PIECE BATHROOM SUITE
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM LLOYD PARK TRAM STOP & PARK
- ❖ EPC EER C



A superbly presented two double bedroom first floor conversion flat, forming part of this impressive detached home, situated within this desirable residential road, conveniently located only 0.5 miles from South Croydon train station and 0.2 miles from Lloyd Park tram stop.

This bright & spacious home provides 990 SQFT of floorspace, is well-decorated throughout, has ample fitted storage and comes with a share of freehold. As you enter the building there is an impressive entrance hallway and it is evident that the building is well maintained by the five property owners. Additionally, the flat features plantation shutters, well-proportioned rooms throughout the property and there is a wonderful secluded private section of garden to the rear.

The accommodation comprises a main bedroom with a full range of fitted wardrobes, a second double bedroom with fitted cupboard, a beautifully appointed four-piece bathroom suite with walk-in shower cubicle and free-standing bath, a spacious kitchen/breakfast room, a sizeable hallway with several fitted cupboards and a wonderful 16'10 x 13'9 bay-fronted lounge/ dining room with feature fireplace.

Furthermore, this property sits within one of Croydon's most sought-after roads, it is moments away from the vast expanses of Lloyd park with its array of recreational activities & a popular cafe and is a short walk from the abundance of shops, cafes and amenities in South Croydon.

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