

FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £455,000















Churchill Road

Approximate Gross Internal Area

1242 sq ft / 115.38 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

- ❖ THREE DOUBLE BEDROOMS & TWO BATHROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ WESTERLY FACING PRIVATE REAR GARDEN
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ LARGE KITCHEN WITH UTILITY SPACE
- ❖ EPC EER E



A smartly presented three double bedroom semi-detached house situated within this quiet residential road, conveniently located only 0.3 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station, which provide direct services to both London Bridge & Victoria stations.

Having been fully loft-extended, this bright & airy home is arranged over three floors; it benefits from gas central heating, it is fully double glazed and there are high ceilings & period features to enjoy.

The accommodation comprises a loft bedroom with eaves storage & Juliette balcony, two further double bedrooms, a large three-piece family bathroom suite, a separate shower room with walk-in cubicle, a bay-fronted living room with feature fireplace, a separate dining room also with a feature fireplace & garden access and a 14'9 fitted kitchen with separate utility space & double doors leading onto the patio.

Externally, the garden benefits from a West facing aspect and it is cleverly elevated over tiered sections to create functional and sunny spaces to ensure that you capture the best of the day's sunshine. 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		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		