

FOLKLANDS



SANDERSTEAD ROAD, SOUTH CROYDON

GUIDE PRICE £450,000















Crossways House

Approximate Gross Internal Area
1174 sq ft / 109.02 sq m

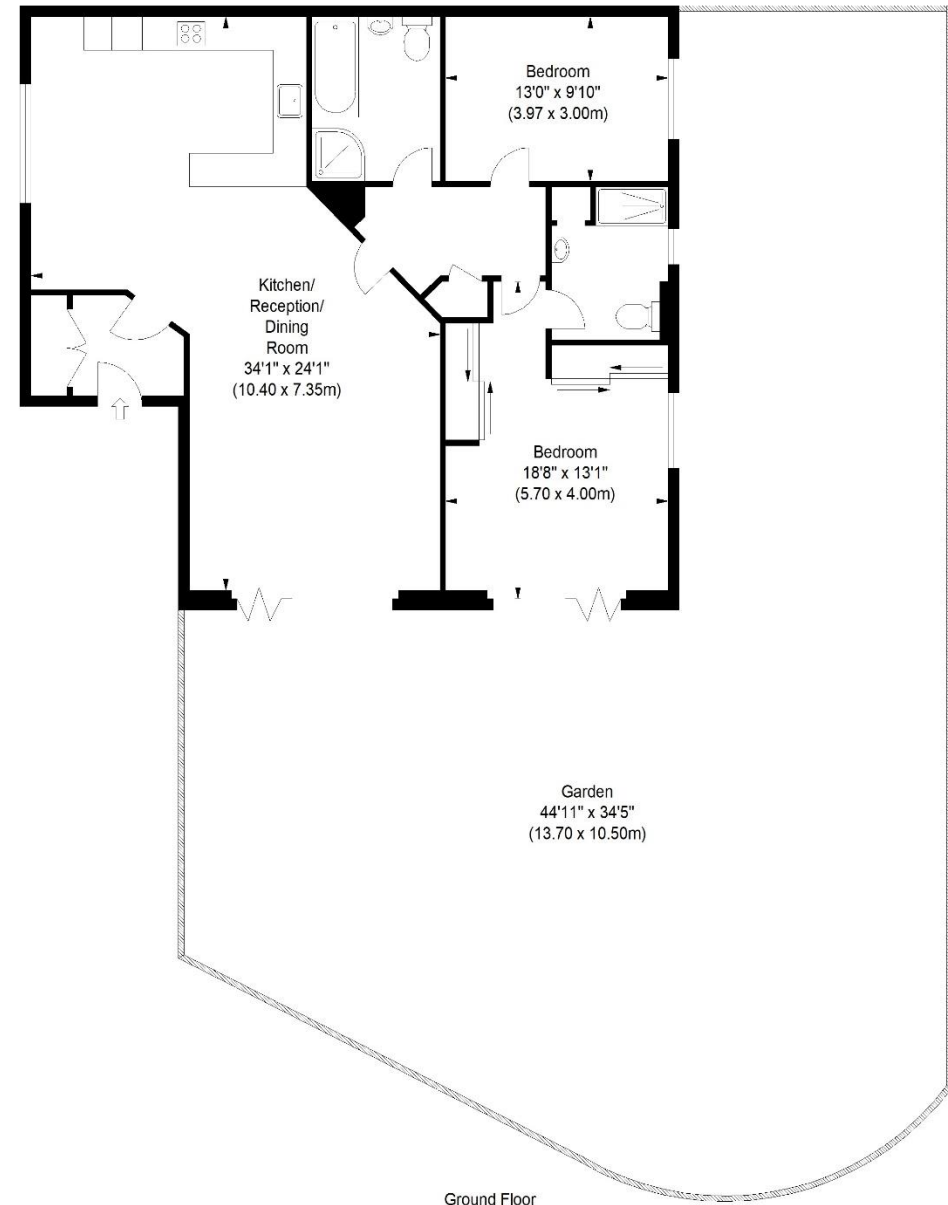


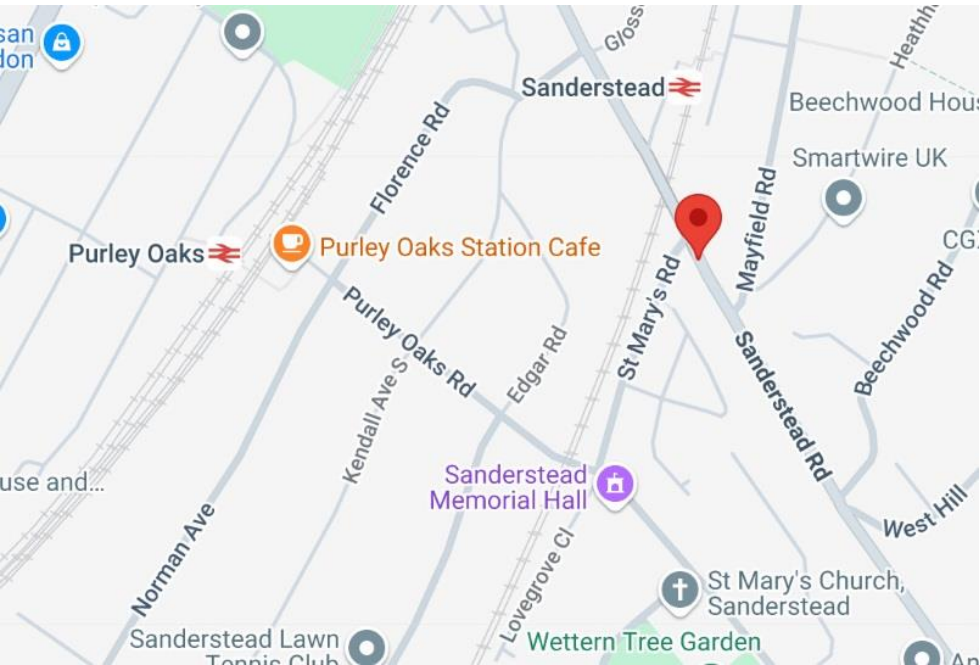
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ TWO DOUBLE BEDROOMS
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ EXTREMELY SPACIOUS - 1174 SQFT
- ❖ GATED UNDERCROFT ALLOCATED PARKING SPACE
- ❖ LARGE PRIVATE SOUTH FACING REAR GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ EXCEPTIONAL LIVING SPACE
- ❖ TWO LUXURY BATHROOM SUITES
- ❖ EPC EER C



**** Chain Free **** An extremely spacious two double bedroom ground floor garden flat forming part of this modern apartment block which was built in 2014; situated within this desirable residential area and conveniently located only 0.1 miles from Sanderstead train station & 0.2 miles from Purley Oaks train station.

This bright & airy apartment boasts a private entrance, has a high specification throughout, there is 1174 SQFT of floorspace and ample fitted storage. It further features a gated undercroft allocated parking space, side access and a large landscaped South facing rear garden. With a strong energy rating, this property also features an air-source heat pump that produces the hot water and thermostatically controlled underfloor heating.

The accommodation comprises a large main bedroom with two fitted double wardrobes & an en-suite shower room, a further double bedroom, a luxury four piece family bathroom suite with separate shower cubicle, a spacious entrance lobby with utility cupboard & plumbing for a washing machine and an exceptionally spacious open plan kitchen/living/dining room with contemporary fitted kitchen, a breakfast bar & bi-folding doors giving way to the private garden.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens and is within an easy reach of both Purley & Croydon town centres.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		