

FOLKLANDS

TURNPIKE LINK, EAST CROYDON
GUIDE PRICE £460,000













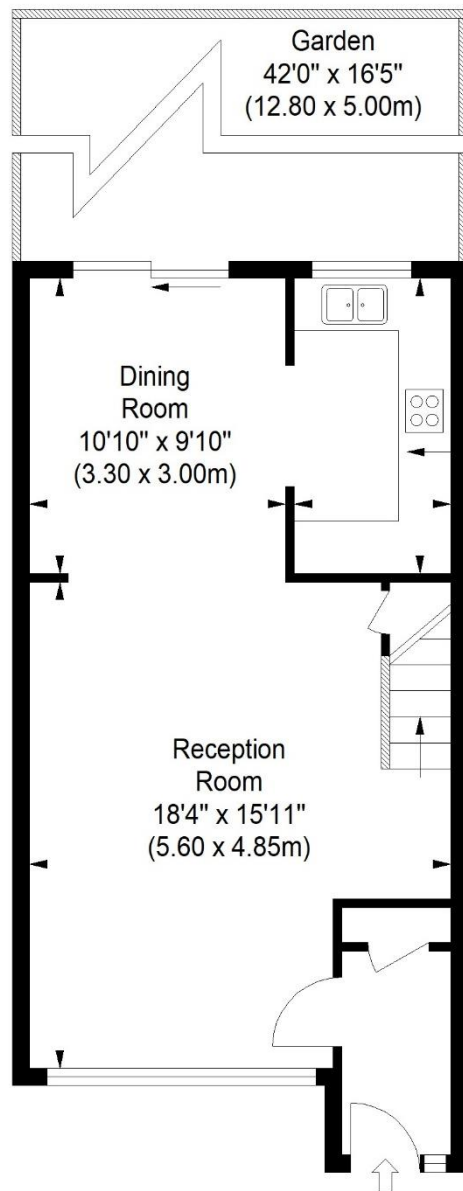


Turnpinke Link, CR0

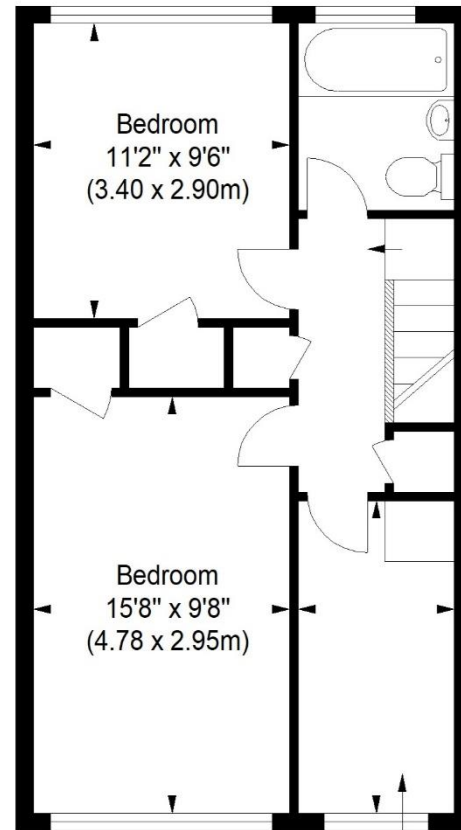
Approximate Gross Internal Area

964 sq ft / 89.53 sq m

Not Including the Garage



Ground Floor



First Floor

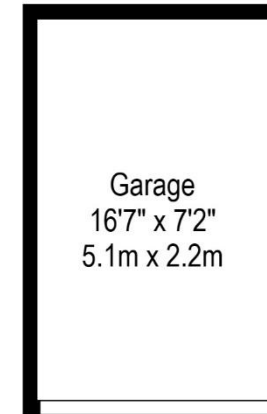
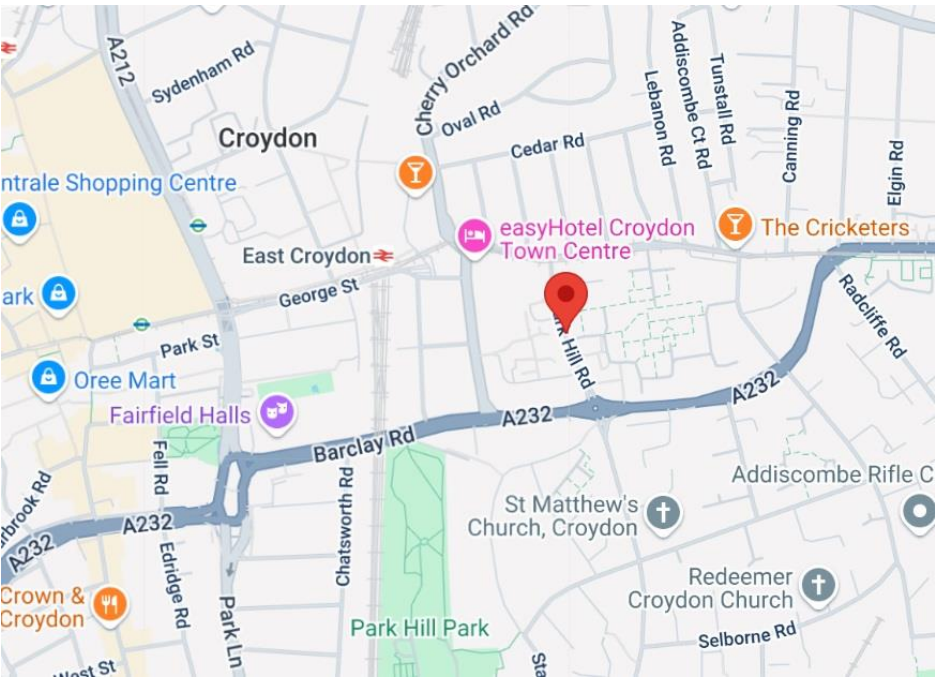


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ THREE BEDROOM
- ❖ TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ GARAGE AND RESIDENTS PARKING
- ❖ PRIVATE REAR GARDEN
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC EER D



A smartly presented three-bedroom terrace house situated within this quiet cul-de-sac setting, conveniently located only 0.2 miles from East Croydon train station and moments from the local Tram stop.

This bright & airy home is offered to the market with no onward chain; it is fully double glazed and has gas central heating. To the front, the house is accessed via a leafy off-road pathway and to the rear there is a 42' private west facing rear garden, which is mostly paved with shrub borders.

The accommodation comprises two double bedrooms (each with fitted wardrobes), bedroom three/home office, a fully tiled three-piece bathroom suite with shower over-bath, an entrance lobby, a large reception room, a separate dining area and a modern fitted kitchen with views over the garden.

Furthermore, this property sits a short distance away from a wide range of local shops and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex. For open green spaces, this property sits equidistant to both Lloyd Park & Park Hill Park, and for young families there are several well-regarded nurseries & primary schools in the local vicinity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		