

FOLKLANDS



P Mon-Sat
9 am - 5 pm
Permit holders only
or
Pay by phone
020 3048 0010
quoting location
19578
Max stay 4 hours

CHISHOLM ROAD, EAST CROYDON

GUIDE PRICE £720,000























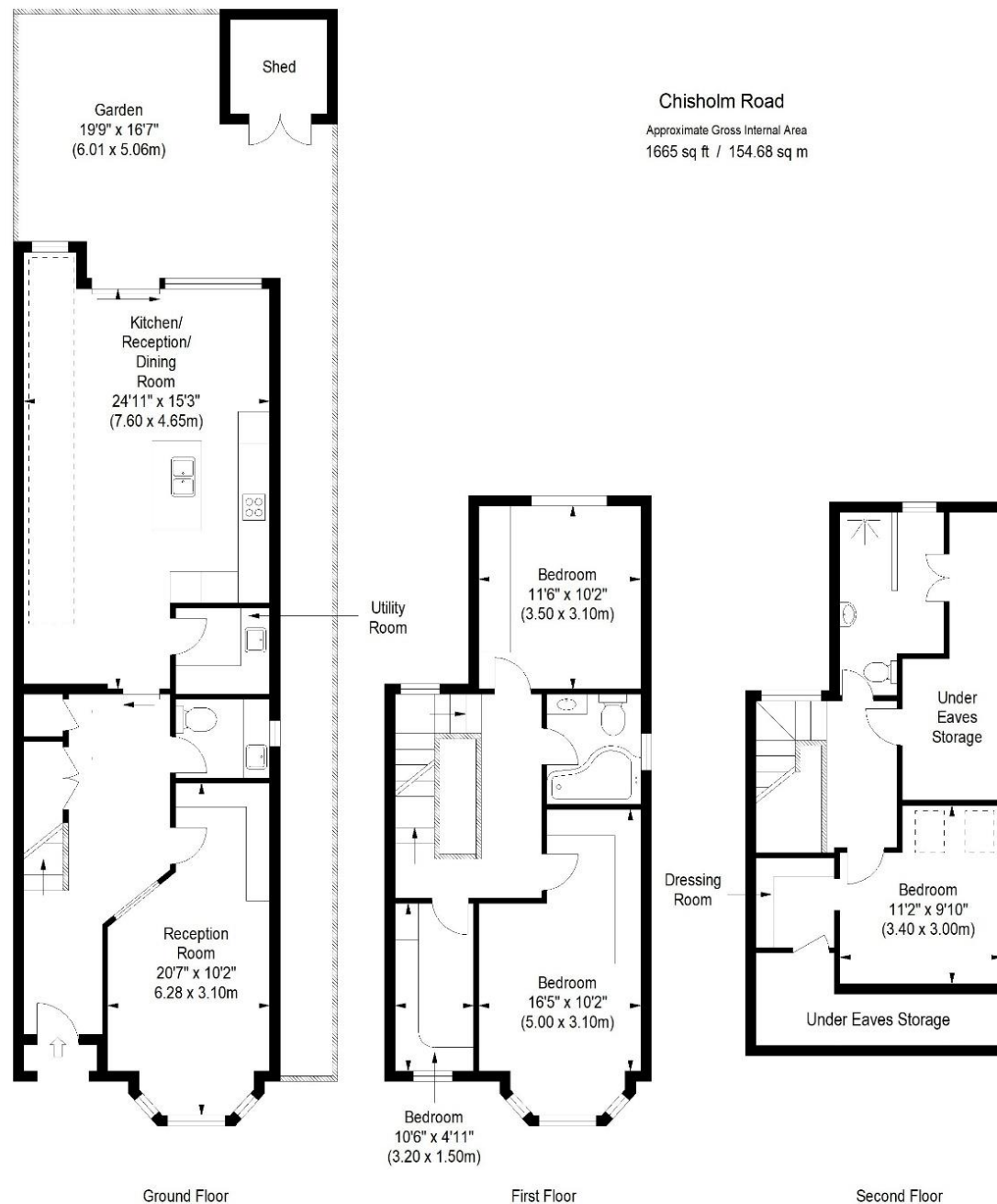


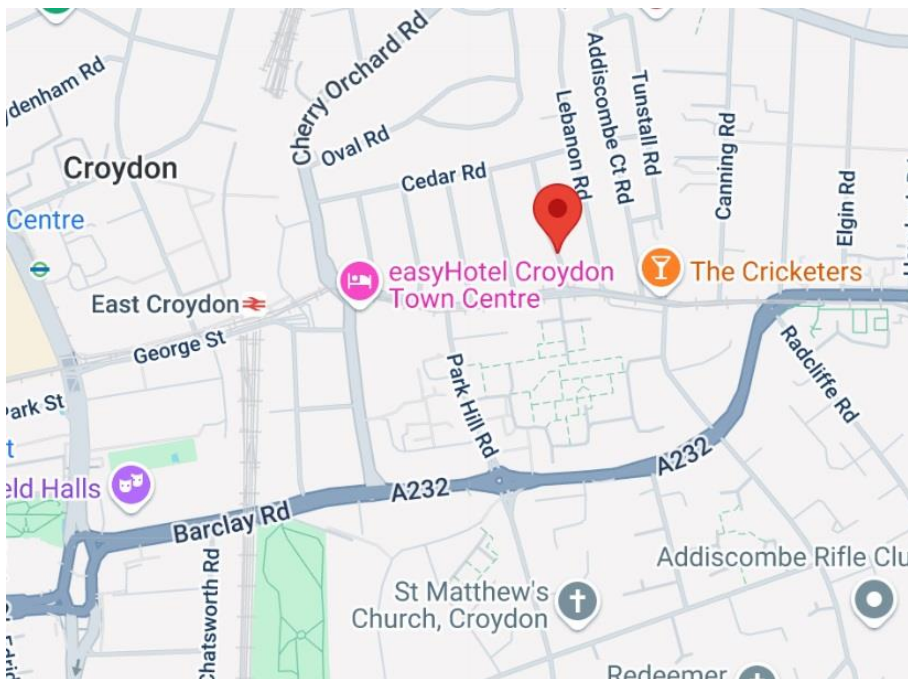
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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/FOUR BEDROOM END OF TERRACE HOUSE
- ❖ NEWLY BUILT IN 2019
- ❖ EXCEPTIONALLY WELL PRESENTED
- ❖ ULTRA HIGH ENERGY RATING WITH SOLAR PANELS
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM LEBANON ROAD TRAM STOP
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ BEAUTIFUL KITCHEN/FAMILY ROOM
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ EPC EER B



**** A truly Stunning Home ** Newly Built in 2019 **** An architecturally designed three/four bedroom end-of-terrace house situated within this desirable residential road, conveniently located only 0.3 miles from East Croydon train station and moments from Lebanon Road tram stop.

This wonderfully bright & airy home was built to a high-specification in 2019 and boasts an extremely high energy rating, there is 1665sqft of floor space, and whilst having been designed externally to fit into the Edwardian theme of the local housing stock, internally it offers all of the mod-cons that you could expect from a bespoke new home, including solar panels. Along with having an open plan feel running through the centre of the house with large bespoke glass windows allowing ample natural light in, the house boasts a substantial amount of storage space, has thermostatically controlled under-floor heating throughout, and a flexible array of accommodation.

The accommodation comprises three double bedrooms, a study/ bedroom four, a stylish shower room with wet-room style shower, a three piece family bathroom suite with shower over-bath, a generous entrance hallway with understairs storage, a bay-fronted reception room with bespoke LED lit library, a down-stairs WC, a separate utility room, and a beautifully appointed 24'11 x 15'3 kitchen/family room with an island breakfast bar, a feature exposed-brick wall, sliding patio doors and a contemporary fitted kitchen. Externally, the house enjoys a low maintenance rear garden with a storage room and side access to the street.

Furthermore, this property sits a short distance away from a wide range of local shops, it is nearby both Lloyd Park & Park Hill Park and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex. This property also falls within an easy reach of several state & private primary and secondary schools. In our opinion this property would make an excellent family home.

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