



FOLKLANDS

CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £450,000





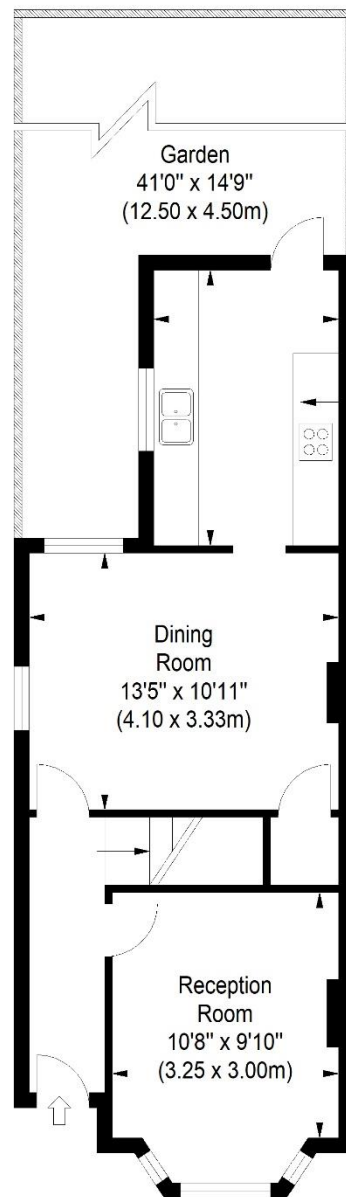




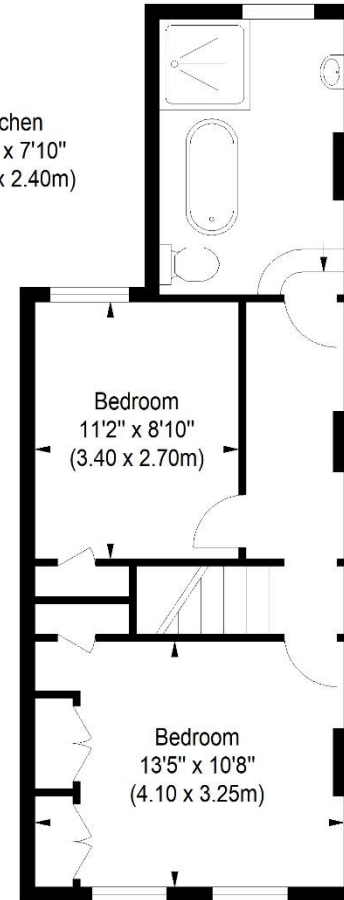


Churchill Road

Approximate Gross Internal Area
886 sq ft / 82.34 sq m



Ground Floor



First Floor

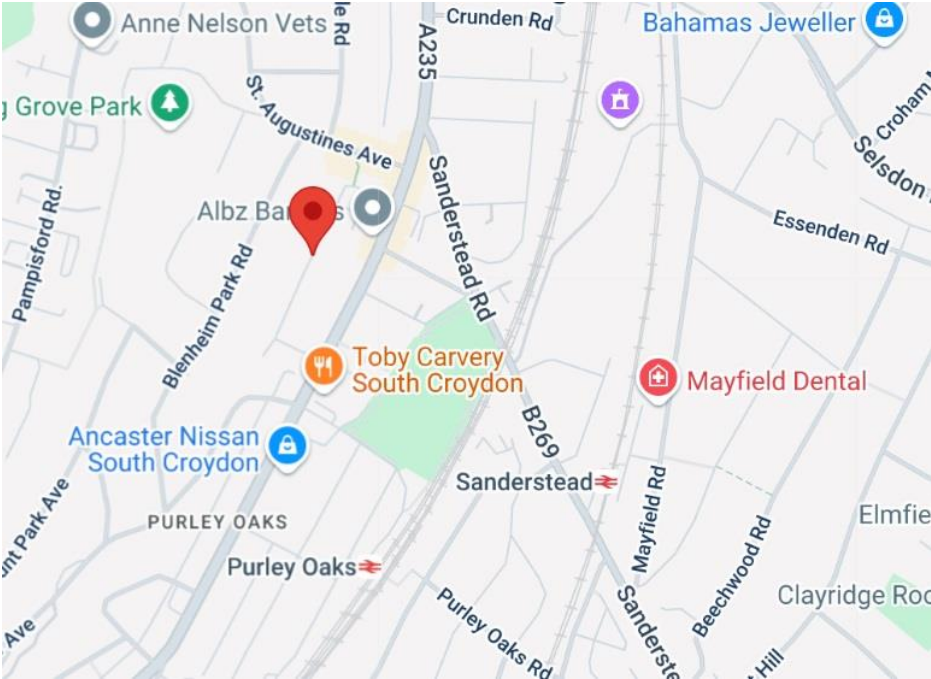
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ END OF TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 41' PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ FOUR PIECE FIRST FLOOR BATHROOM
- ❖ TWO RECEPTIONS & LARGE KITCHEN
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ EPC EER D



A superbly presented two double bedroom end-of-terrace house situated within this popular residential road, conveniently located only 0.3 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station; collectively providing excellent commuting routes.

This bright & airy home benefits from a stylish four-piece bathroom suite, it has a landscaped low maintenance rear garden and enjoys good décor throughout. Additionally, the property is fully double glazed and features gas central heating via a combi-boiler. The house will also afford the new owners with excellent potential to extend, be that to the rear or into the roof space (Subject to the usual permissions)

The accommodation comprises a full-width main bedroom with an abundance of fitted wardrobes, a further double bedroom with a fitted storage cupboard, a stunning four-piece family bathroom suite with separate shower cubicle & free-standing bath, an entrance hallway with underfloor heating, a bay fronted living room with window shutters & feature fireplace, a separate dining room with understairs storage, and a stylish fitted kitchen with direct access to the 41' private rear garden which features access to the side passageway.

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 a short walk from the local park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		