

FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £420,000



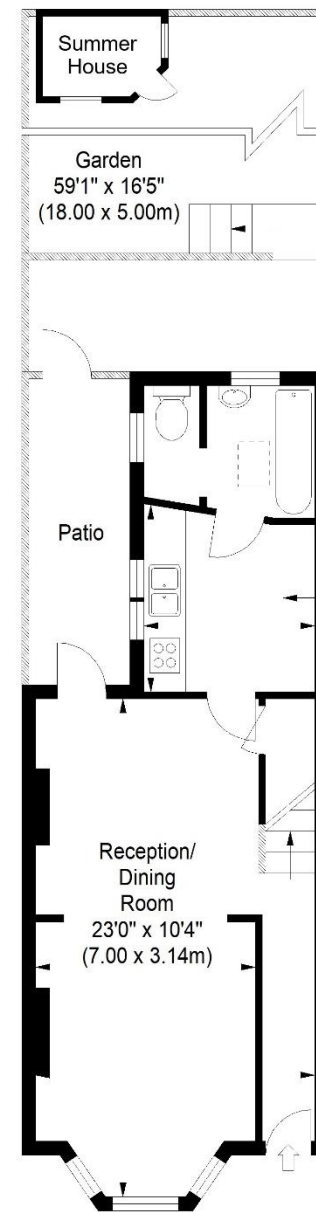
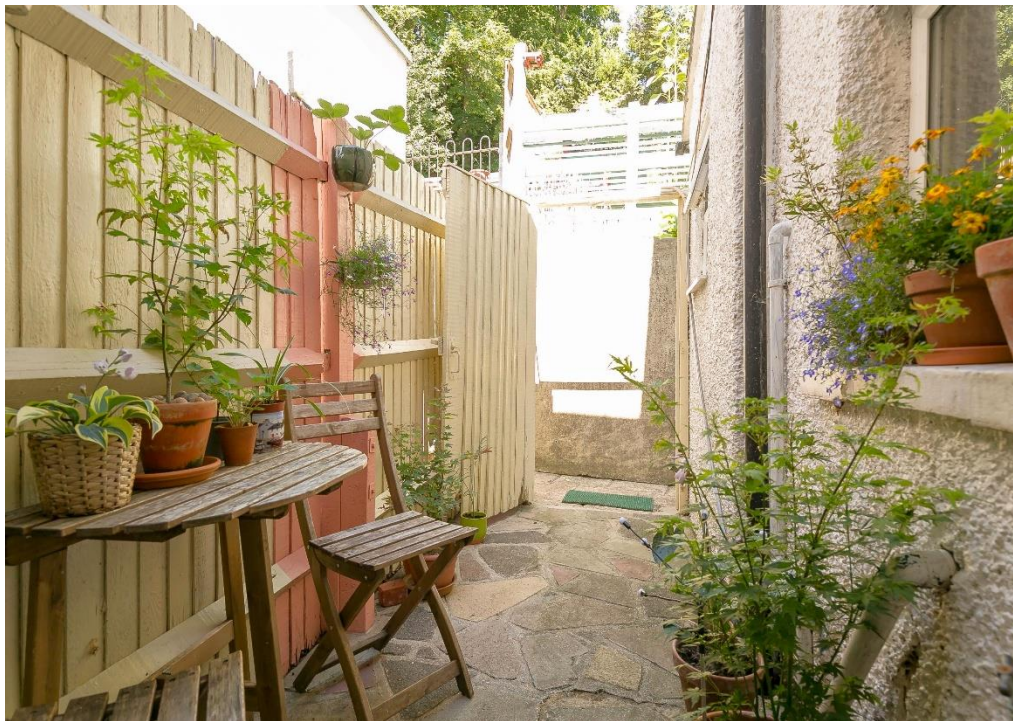




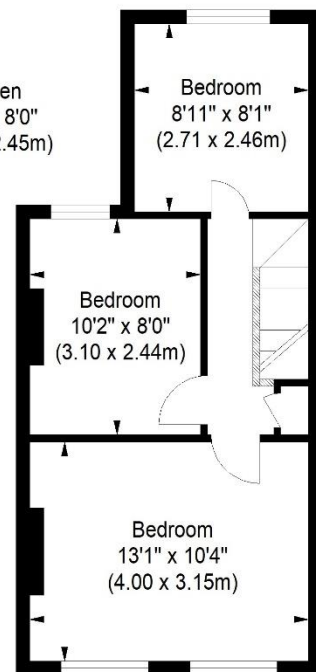








Ground Floor



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

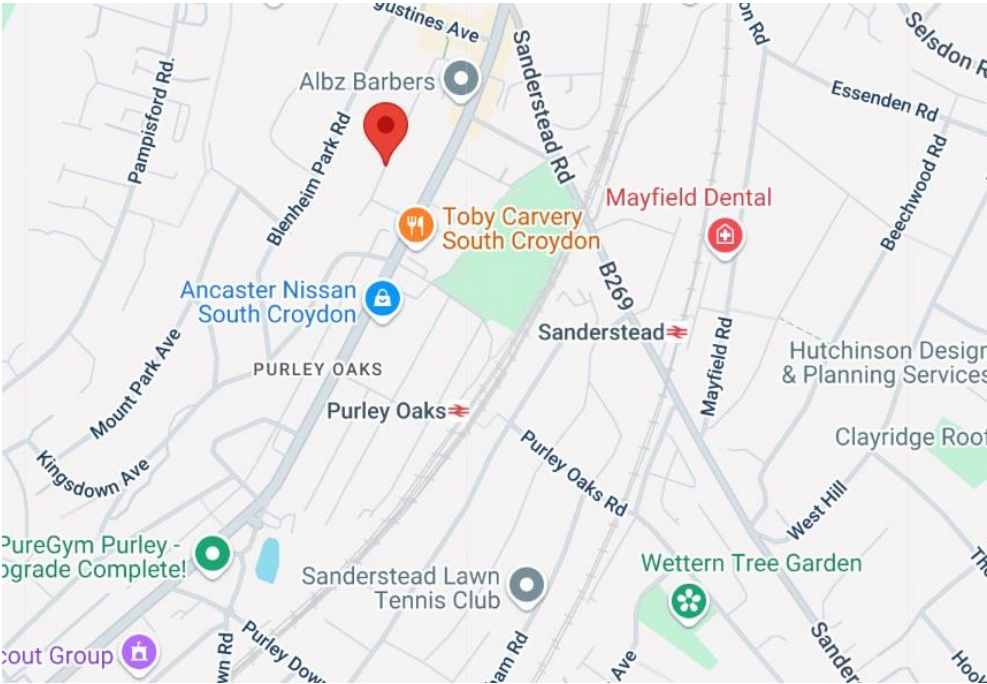
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

Churchill Road
Approximate Gross Internal Area
755 sq ft / 70.18 sq m



- ❖ THREE DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ WESTERLY FACING PRIVATE REAR GARDEN
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 23' DOUBLE RECEPTION ROOM
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ EPC EER D



A smartly presented three double bedroom end-of-terrace 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.

This bright & airy home benefits from gas central heating, it is fully double glazed and there are high ceilings & period features to enjoy. Externally, there is a very well-planned tiered westerly facing rear garden which is perfectly designed to entertain, enjoy the sunshine & to grow your own vegetables. For those looking to extend, there is ample scope to loft extend this house (Subject to the usual permissions).

The accommodation comprises three double bedrooms across the first floor, a bay-fronted living room with feature fireplace, a separate dining room with garden access, a smartly appointed fitted kitchen which also houses the combi-boiler and a stylish three-piece bathroom with shower over-bath.

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		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		