

FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £465,000













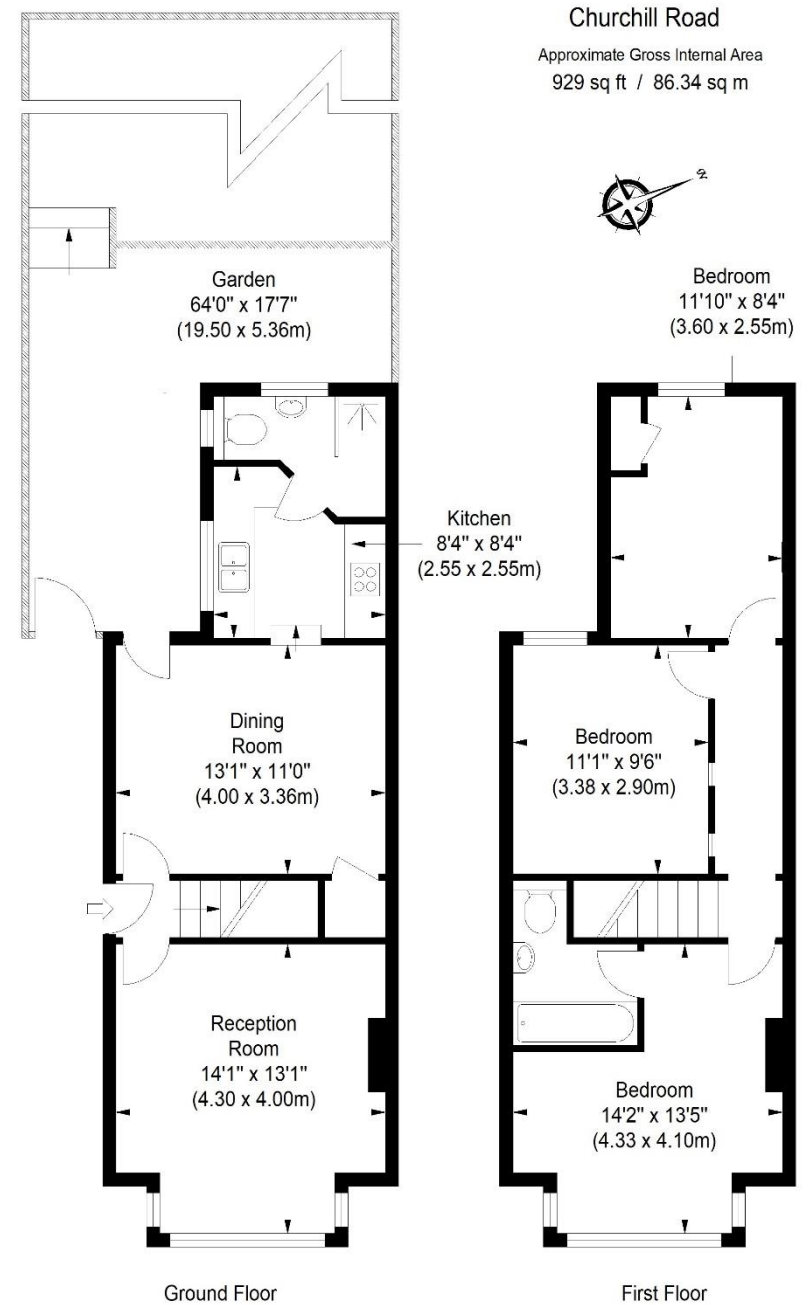


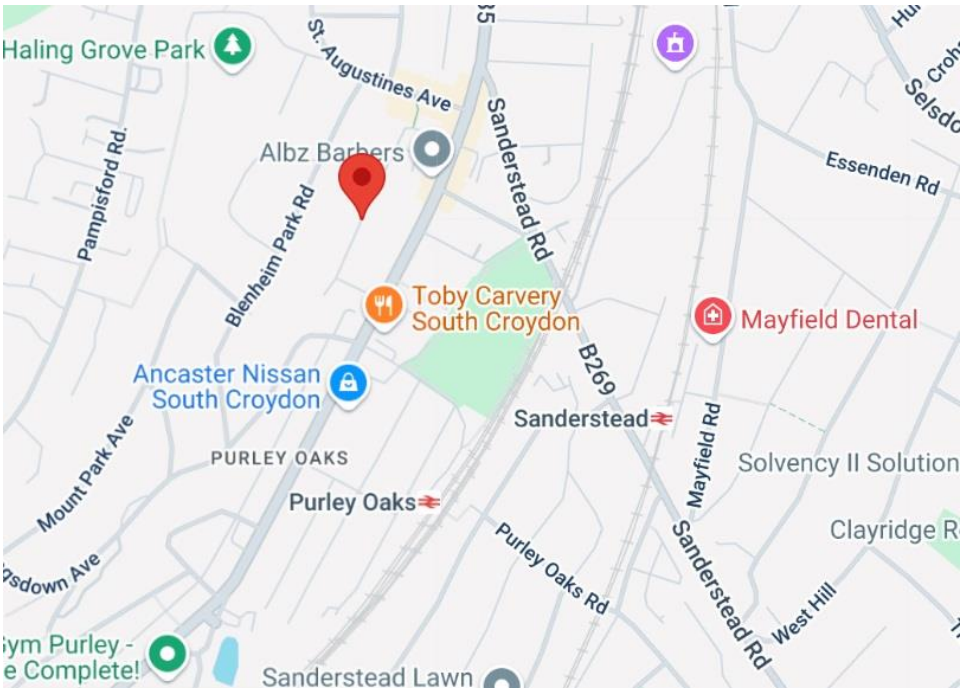
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
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INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOMS & TWO BATHROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ WESTERLY FACING PRIVATE REAR GARDEN
- ❖ STYLISH FINISH THROUGHOUT
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 929 SQFT OF FLOOR SPACE
- ❖ EPC EER D



A stylish three-bedroom semi-detached 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 & spacious home boasts 929 SQFT of floor space; it benefits from gas central heating; it is fully double glazed and there are high ceilings to enjoy.

The accommodation comprises three well-proportioned bedrooms, a three-piece en-suite bathroom with shower over-bath, a large bay-fronted living room, a full-width dining room with under-stairs cupboard & direct garden access, a stylish fitted kitchen and a further contemporary ground floor shower room with walk-in cubicle. Externally, there is a well-planned tiered westerly facing rear garden which is mostly laid to lawn.

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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		