

FOLKLANDS



BLOSSOM CLOSE, SOUTH CROYDON

GUIDE PRICE £600,000







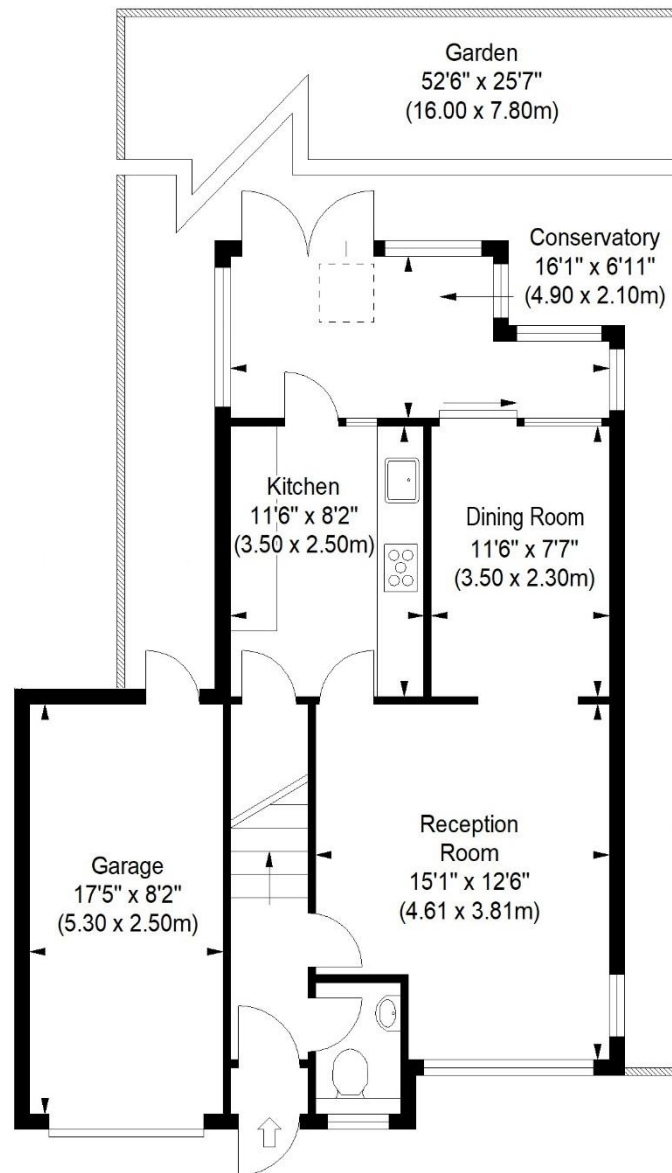






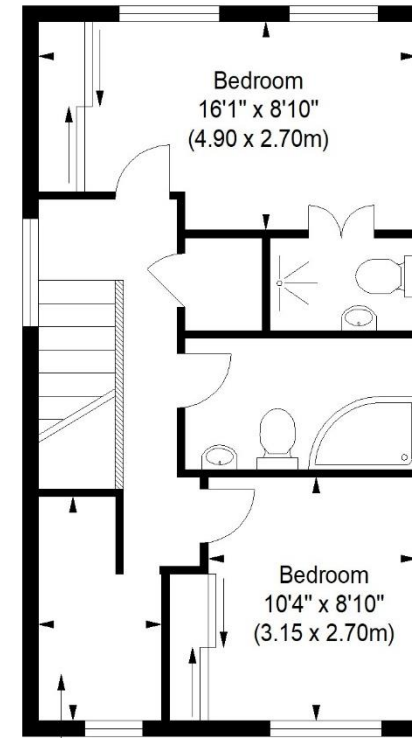






Ground Floor

Blossom Close
Approximate Gross Internal Area (Including Garage & Conservatory)
1173 sq ft / 108.97 sq m



First Floor

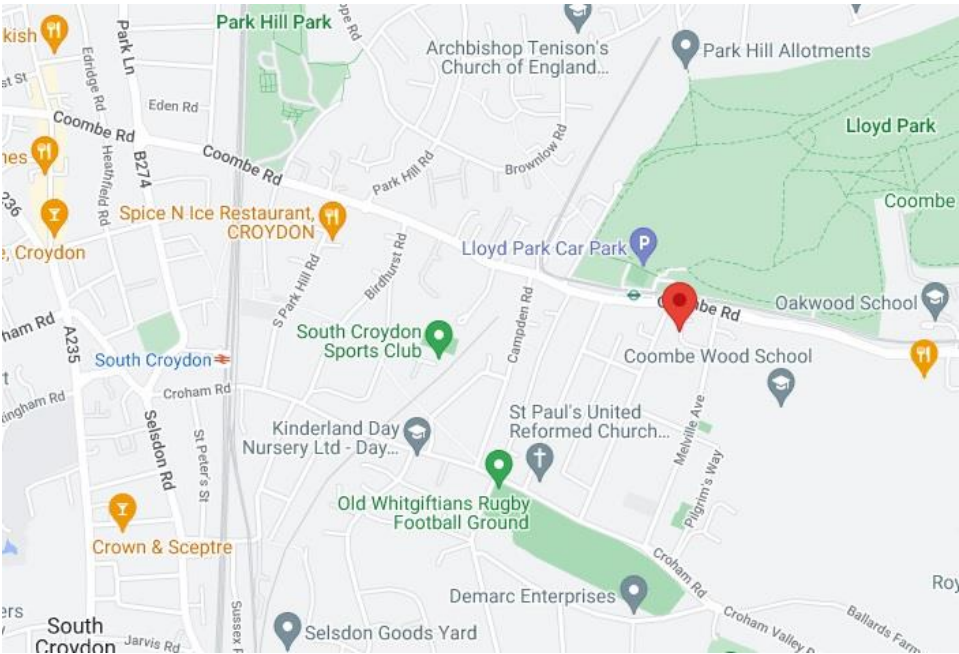
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ OFF ROAD PARKING & GARAGE
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ MOMENTS FROM LLOYD PARK
- ❖ WELL-PRESENTED THROUGHOUT
- ❖ LANDSCAPED REAR GARDEN
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LLOYD PARK TRAM STOP
- ❖ EPC EER D



A smartly presented three bedroom detached house situated within this quiet cul-de-sac in this desirable pocket of South Croydon; conveniently located only 0.1 miles from Lloyd Park Tram stop and 0.6 miles from South Croydon train station.

This bright & airy home has been superbly maintained by the present owners, it boasts a conservatory extension, there is a downstairs WC, and excellent fitted storage. Externally, there is off-road parking for two cars on the driveway, a single garage and a landscaped rear garden which is designed for low maintenance.

The accommodation comprises two double bedrooms (each with a double fitted wardrobe), a single third bedroom/ home office, ample (and well-insulated) loft space, a stylish en-suite shower room to the main bedroom, a three-piece family bathroom suite, a large reception room which opens through to the dining room, a well-appointed fitted kitchen with range oven and a quality conservatory extension with a proper tiled roof. The well-tended rear garden enjoys a south-easterly facing aspect and rear access into the single garage.

Furthermore, this property sits within one of Croydon's most sought-after locations, it is moments away from the vast expanses of Lloyd Park with its array of recreational activities & a popular cafe and is a short walk from the abundance of shops, cafes and amenities in South Croydon. For families, there is an excellent choice of local schools, be that primary or secondary; with the recently opened Coombe Wood senior school just moments away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		