

FOLKLANDS

OVAL ROAD, EAST CROYDON
GUIDE PRICE £545,000

















Oval Road

Approximate Gross Internal Area (Including Under Eaves Storage)

1180 sq ft / 109.62 sq m

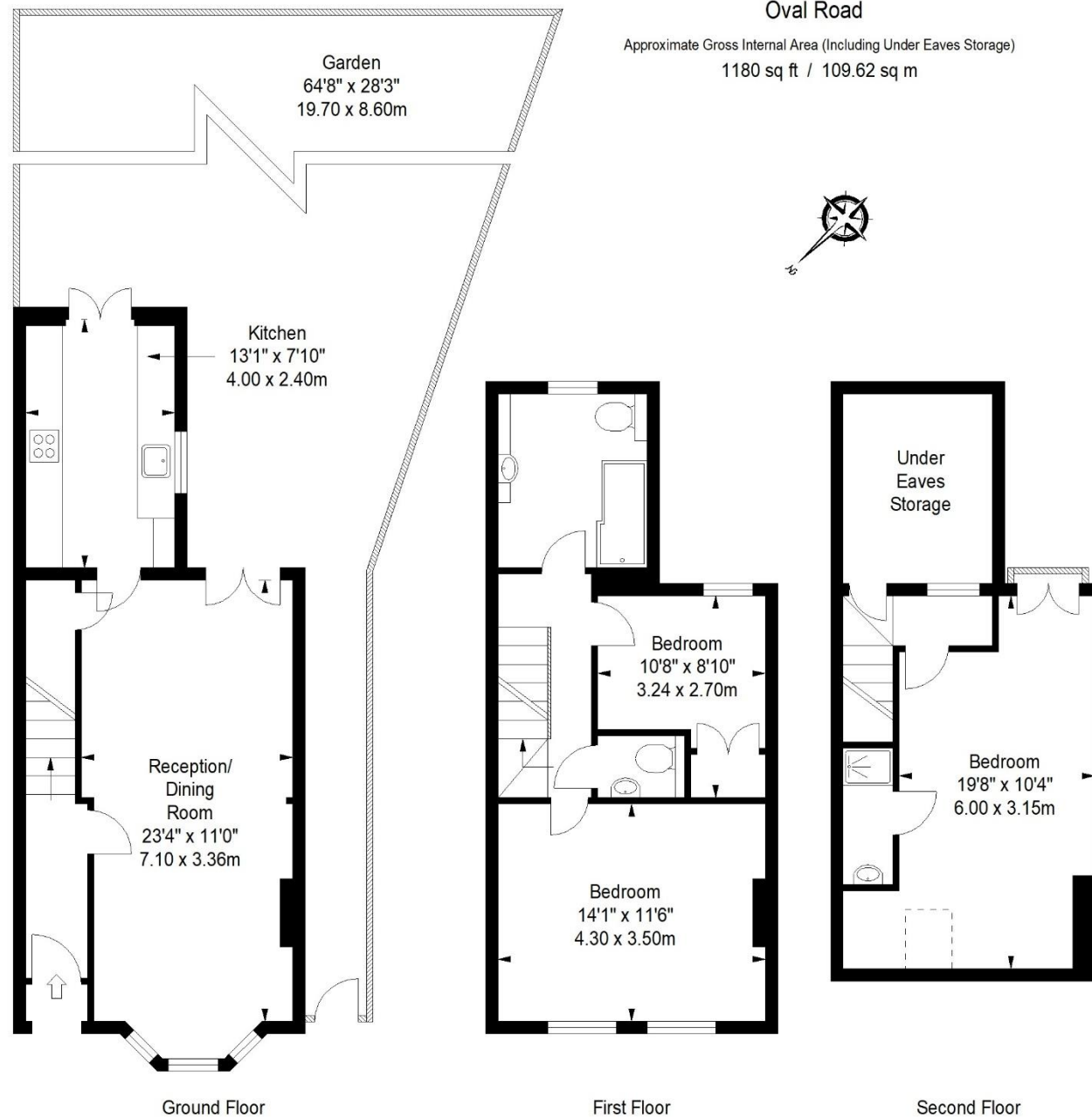


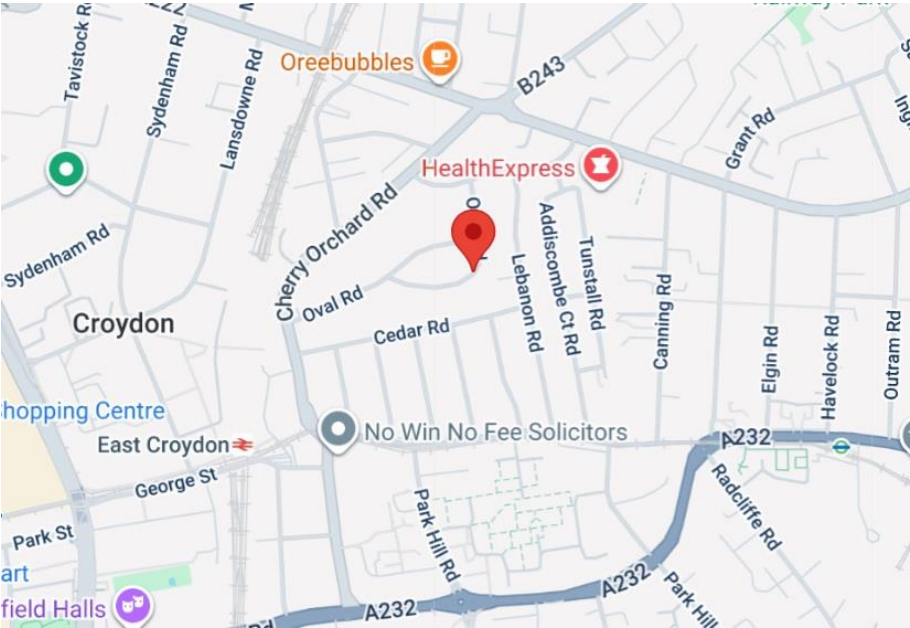
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ PERIOD SEMI-DETACHED HOUSE
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ LARGE SOUTHERLY FACING REAR GARDEN
- ❖ DOUBLE RECEPTION ROOM
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ LARGE FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- ❖ WINDOW SHUTTERS TO FRONT OF HOUSE
- ❖ ARRANGED OVER THREE FLOORS
- ❖ EPC EER E



A superbly presented three-bedroom period semi-detached house, situated on this popular residential road, conveniently located only 0.3 miles from East Croydon train station, which offers excellent links to central London, Gatwick airport and the South Coast.

This bright & airy home is arranged over three floors, it enjoys a stylish design throughout, has gas central heating and boasts many period features. Notably, the house has side access, fitted shutters to all of the front windows, there are two bathrooms and a larger than average southerly facing rear garden that offers a sizeable patio/ entertaining space & a full sized lawn.

The accommodation to the second floor comprises an en-suite loft extended bedroom with Juliette balcony and ample eaves storage space. To the first floor there is a full-width double bedroom with space to accommodate a super-king bed, a third double bedroom with built in wardrobe cupboard, a large three-piece family bathroom suite with shower over-bath and a further WC. To the ground floor there is a bay-fronted double reception room with feature fireplace, understairs storage & direct garden access, and a smartly appointed 13'1 kitchen with excellent storage; also with direct access onto the patio/ garden.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		