

FOLKLANDS



BRAEMAR AVENUE, SOUTH CROYDON

GUIDE PRICE £535,000















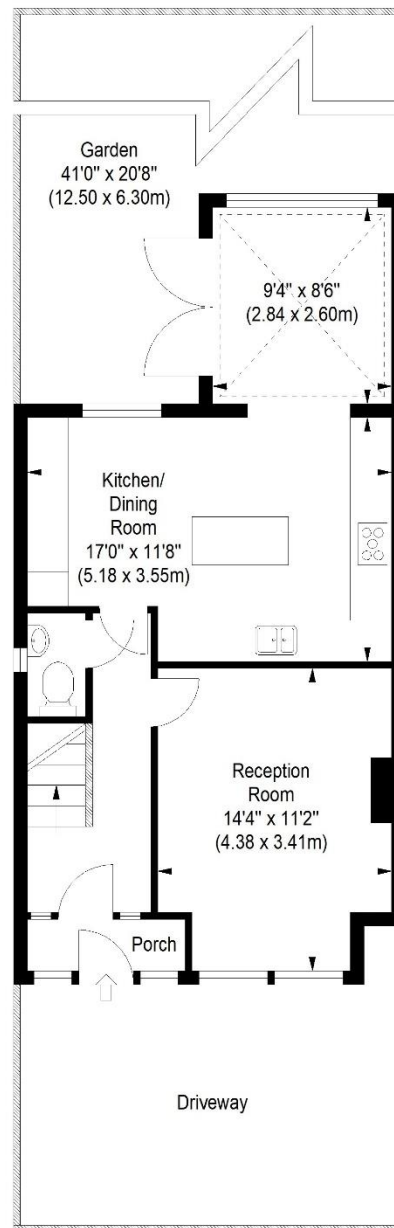




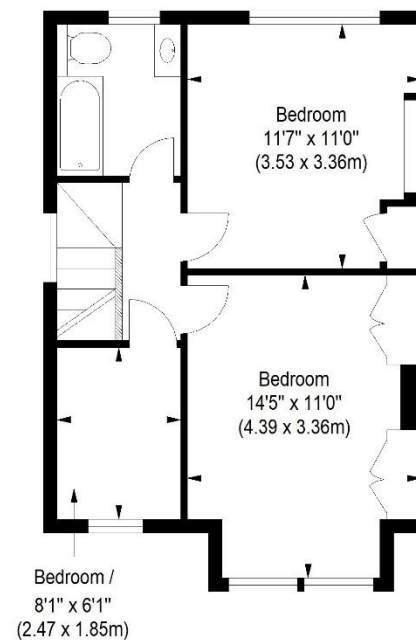
Braemar Avenue

Approximate Gross Internal Area

971 sq ft / 90.21 sq m



Ground Floor



First Floor

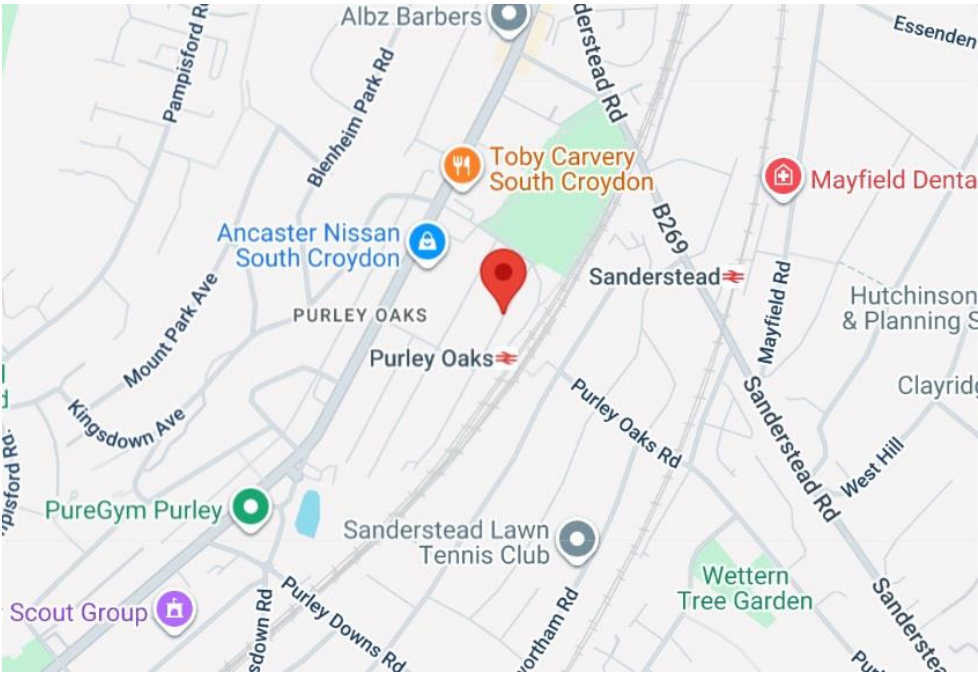
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ EXTENDED LIVING SPACE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ BONUS DOWNSTAIRS WC
- ❖ EPC EER D



A beautifully presented three-bedroom end-of-terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.2 miles from Sanderstead train station, which collectively offer frequent services to both London Bridge and London Victoria stations.

This bright & airy home enjoys extended living space to the rear; it benefits from being fully double glazed, has off road parking for two cars, a Westerly facing rear garden and has ample scope to loft extend (STPP). Additionally, there is a handy downstairs WC, excellent built-in storage, window shutters to the front, and a new roof was fitted in 2015.

The accommodation comprises a bay-fronted main bedroom with two large fitted wardrobes, a second double bedroom with fitted cupboard, bedroom three/ study, a stylish bathroom suite with shower over-bath, ample loft space with ladder access, a separate living room with a feature fireplace & stripped wooden floorboards and a stunning open plan kitchen/ dining room with kitchen island & extended living space which opens directly onto the landscaped rear garden with raised decking & side access.

Furthermore, this property sits moments from the open green spaces of South Croydon recreation grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		