

FOLKLANDS



NEWARK ROAD, SOUTH CROYDON

GUIDE PRICE £465,000











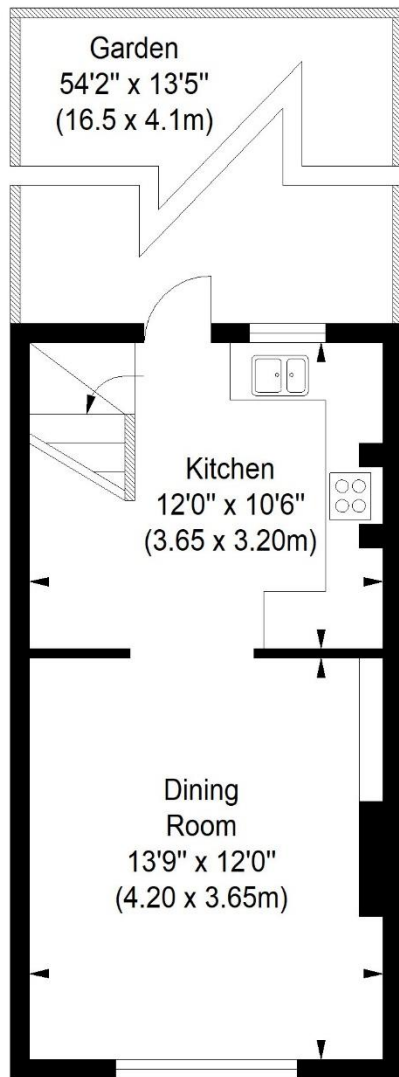




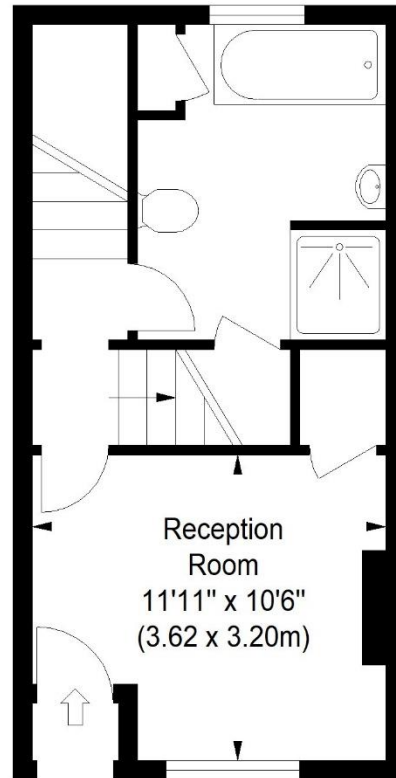


Newark Road

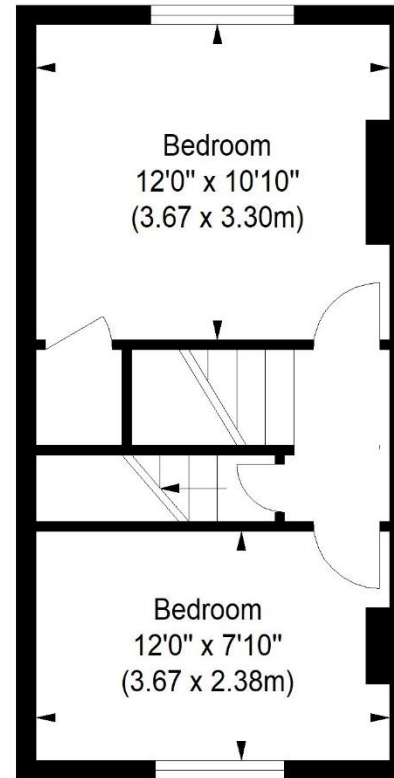
Approximate Gross Internal Area
1140 sq ft / 105.90 sq m



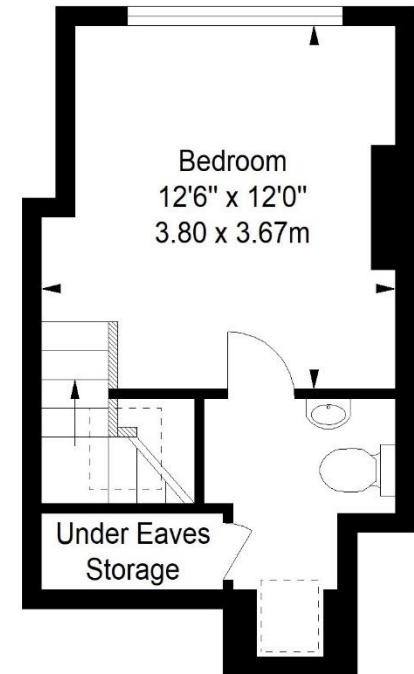
Lower Ground Floor



Upper Ground Floor



First Floor



Second 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 DOUBLE BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ ARRANGED OVER FOUR FLOORS
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ 54' PRIVATE REAR GARDEN
- ❖ 1140 SQFT WITH BRIGHT & AIRY ROOMS
- ❖ EPC EER C



A smartly presented three double bedroom period terrace house, situated within this desirable residential road, conveniently located only 0.4 miles from South Croydon train station and moments away from South Croydon bus station with its excellent array of bus routes.

This bright & airy home is arranged over four floors, boasting 1140 SQFT of floorspace, there is excellent storage and a landscaped 54' private rear garden with a sizeable lawn and large decking space to entertain. Additionally, the property is double glazed, has gas central heating and features a large four-piece bathroom suite.

The accommodation comprises three double bedrooms (one with an en-suite WC), a separate reception room with feature fireplace, a four-piece family bathroom suite with free-standing bath & shower cubicle, a large dining room with built-in cabinets & feature fireplace; and a 12' x 10'6 fitted kitchen with direct access onto the rear garden.

Furthermore, this property sits moments away from a wide range of local shops, cafes & restaurants, making it a highly convenient location to live in.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		