

FOLKLANDS



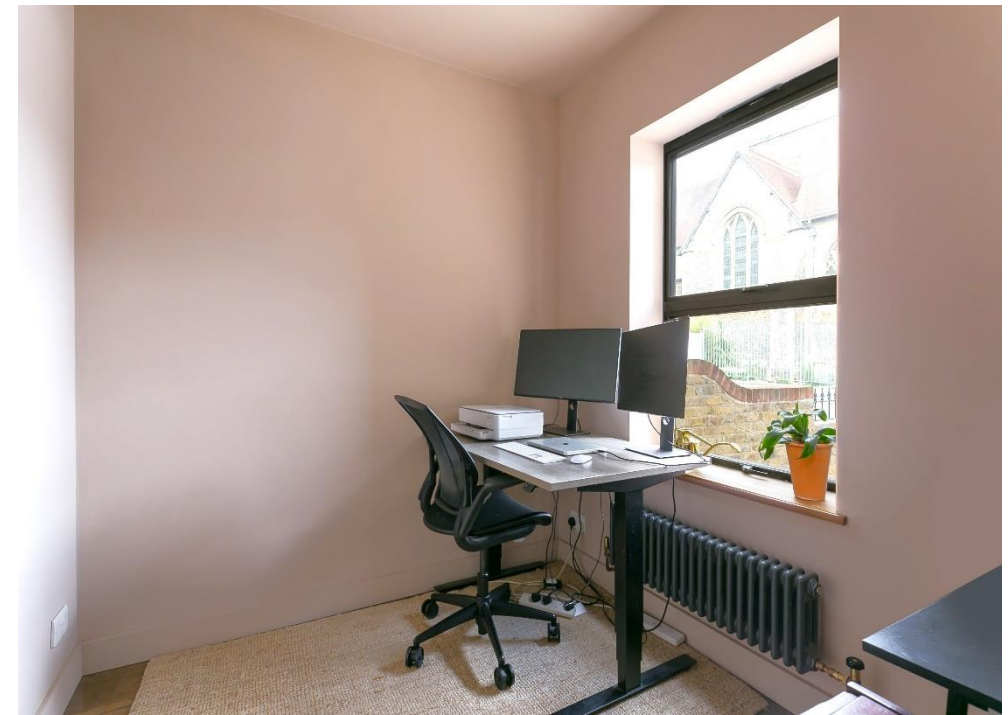
CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £635,000













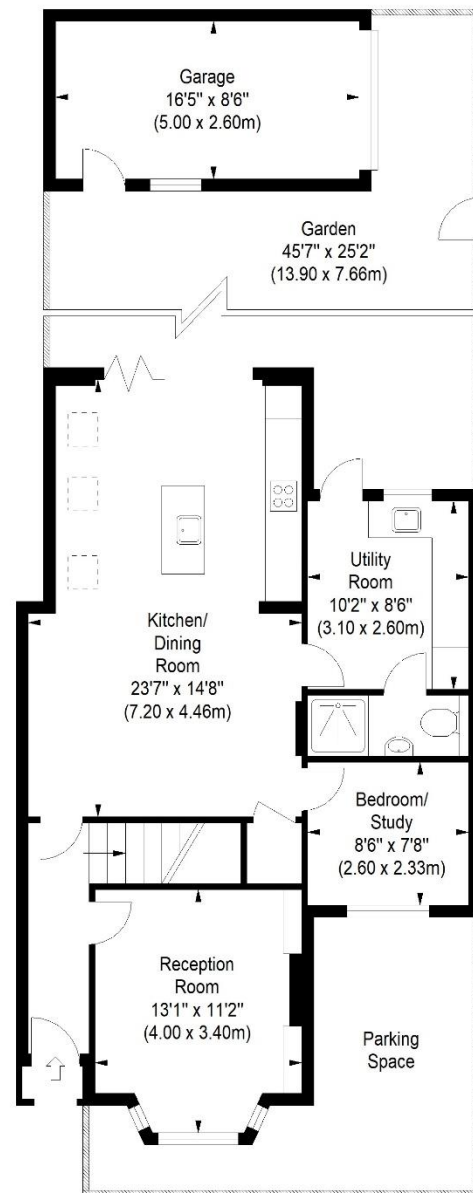




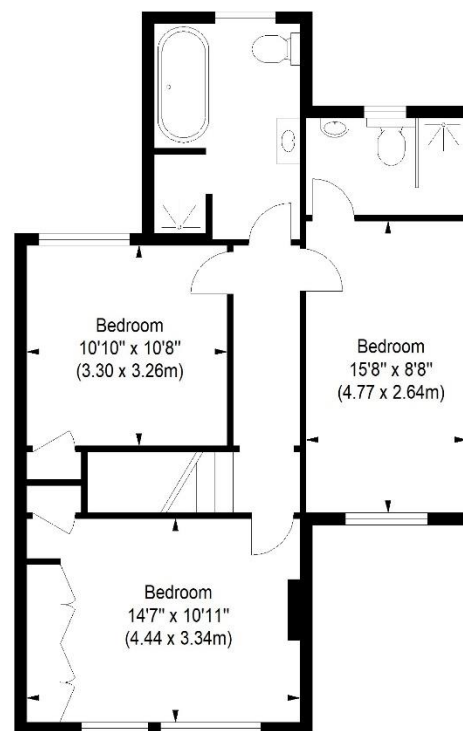








Ground Floor



First Floor

Churchill Road

Approximate Gross Internal Area
1418 sq ft / 131.73 sq m



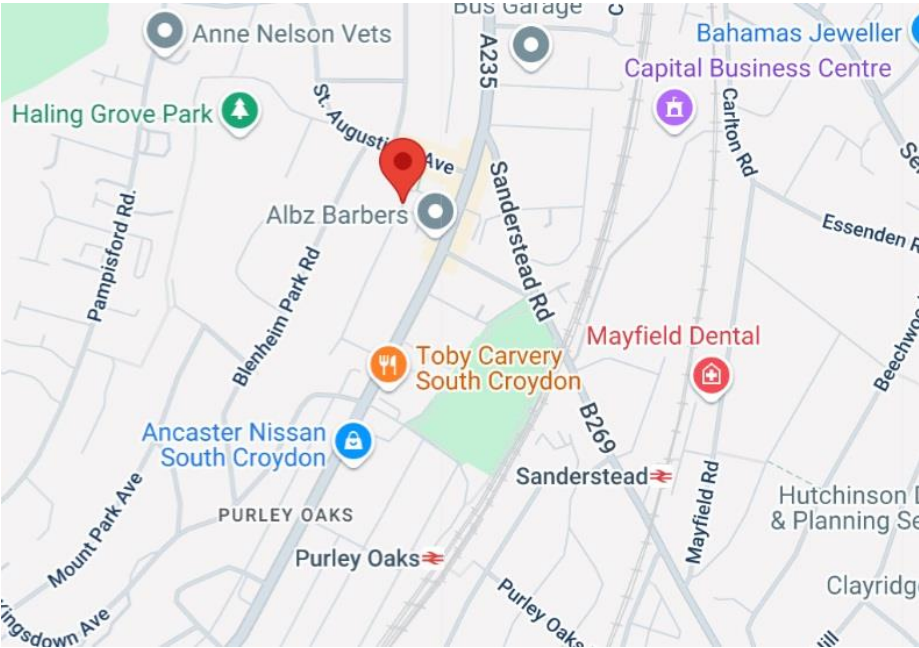
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 DOUBLE BEDROOM + STUDY/BEDROOM FOUR
- ❖ END OF TERRACE HOUSE
- ❖ THREE BATHROOMS + FULL UTILITY ROOM
- ❖ SOUTHERLY FACING LANDSCAPED REAR GARDEN
- ❖ BRICK BUILT GARAGE & OFF ROAD PARKING
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ STUNNING EXTENDED KITCHEN/DINING ROOM
- ❖ EPC EER D



**** Chain Free **** A beautifully presented three double bedroom period end of terrace house situated within this quiet residential road, conveniently located only 0.3 miles from both Purley Oaks and Sanderstead train stations, which provide direct services to both London Bridge & Victoria stations.

This larger than average home sits on a wide plot that affords the house a 25' wide southerly facing rear garden and off-road parking for one car to the front. Having been fully refurbished in recent years, this wonderful home benefits from a stunning extended kitchen/dining room with bi-folding doors, the unique addition of a bonus study/bedroom four, a downstairs shower room & full utility room. Externally, the garden extends to 45' in length and features a large stone patio with seating area, there is a covered outdoor kitchen with running water, a lawn and expertly planted shrub borders. To the rear there is a brick-built garage with side gates & a dropped kerb.

The accommodation to the first floor comprises three double bedrooms (One with an en-suite shower room), a large & superbly appointed four-piece family bathroom suite with free standing bath & walk-in shower cubicle; and access into the loft space. To the ground floor there is a bay-fronted living room with feature fireplace & fitted cabinets, a separate study/ bedroom four, a downstairs shower room & WC, a full utility room and a 23'7 extended kitchen/dining room with breakfast-bar island, integrated appliances and bi-folding doors leading onto the rear garden.

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 a short walk from the local park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		