

# FOLKLANDS



CROHAM ROAD, SOUTH CROYDON

GUIDE PRICE £515,000































Croham Road, CR2

Approximate Gross Internal Area  
1149 sq ft / 106.80 sq m

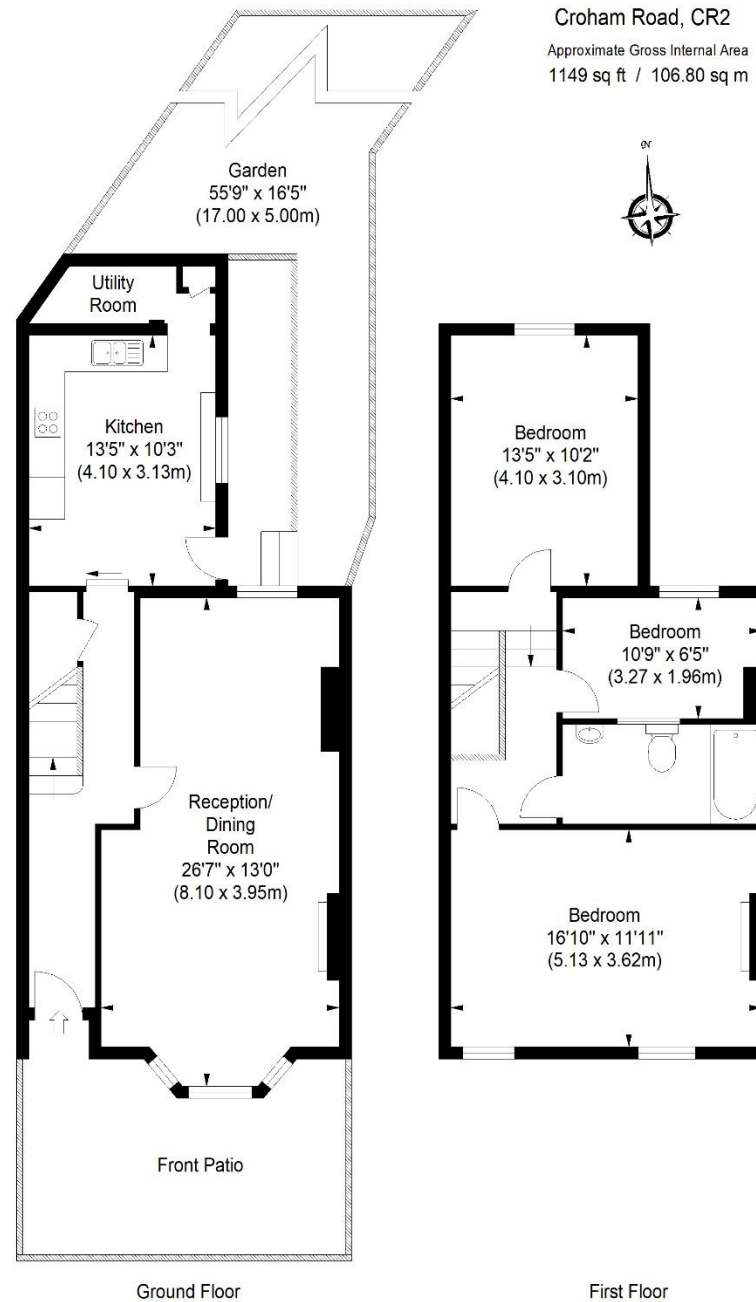


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 SEMI-DETACHED HOUSE
- ❖ 1149 SQFT - HIGH CEILINGS
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 26' DOUBLE RECEPTION ROOM
- ❖ KITCHEN/BREAKFAST ROOM WITH UTILITY
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ LARGE FAMILY BATHROOM
- ❖ EPC EER D



A particularly spacious three-bedroom semi-detached house, situated within this ultra-convenient location; only 0.1 miles from South Croydon train station, which provides direct services to London Bridge & London Victoria stations.

This bright & airy home enjoys a stylish décor throughout, is fully double glazed, has side access, and boasts high ceilings. Additionally, the house features gas central heating, has a contemporary kitchen/breakfast room with separate utility space; and there is a large fully boarded & insulated loft space which would make an excellent loft extension (STPP).

The accommodation to the first floor comprises a 16'10 wide main bedroom, a generous landing area, a further large double bedroom to the rear of the house, bedroom three and a well sized family bathroom suite with shower over-bath. On the ground floor the house offers a 26' double reception room with a bay-window, high ceilings & stripped wooden floorboards, there is ample understairs storage and a contemporary kitchen/breakfast room with a utility space that provides space for two appliances & combi-boiler. Externally, there is a well-fenced private rear garden with two seating areas and side access.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of South Croydon's famous restaurant quarter and is walking distance to the open green spaces of both Lloyd Park & Park Hill Park. There is also an excellent choice of local primary & secondary schools nearby, notably with Coombe Wood, Howard Primary & Park Hill Infant/ Junior school proving popular choices for local families.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		