

# FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £450,000













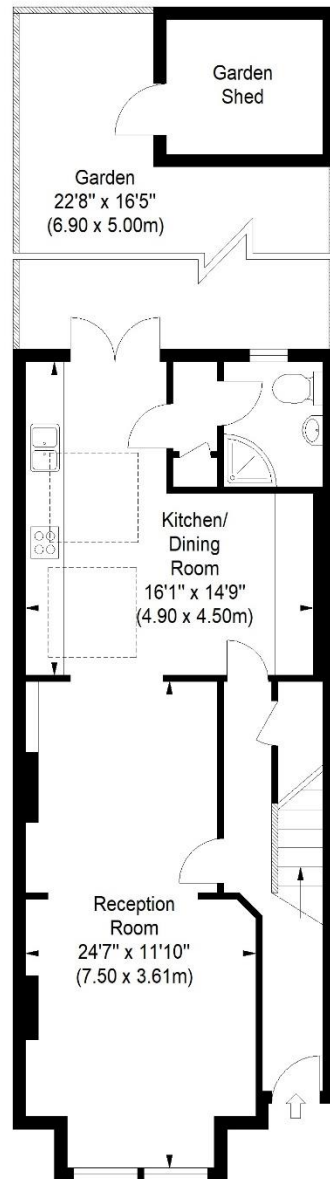




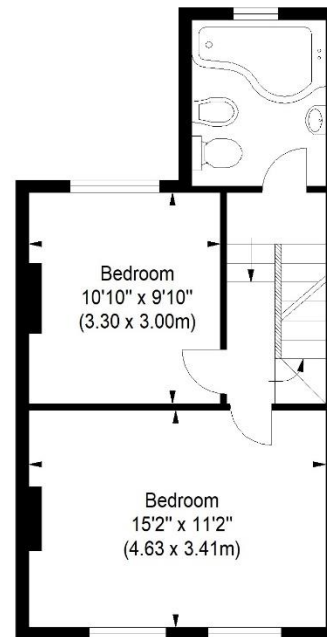
## Brighton Road

Approximate Gross Internal Area (Including Under Eaves Storage)

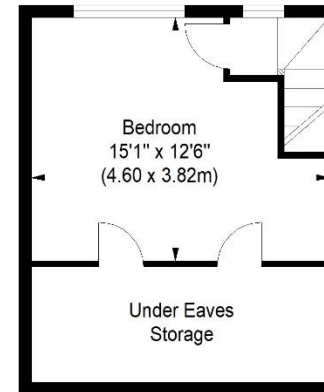
1292 sq ft / 120.08 sq m



Ground Floor



First Floor



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

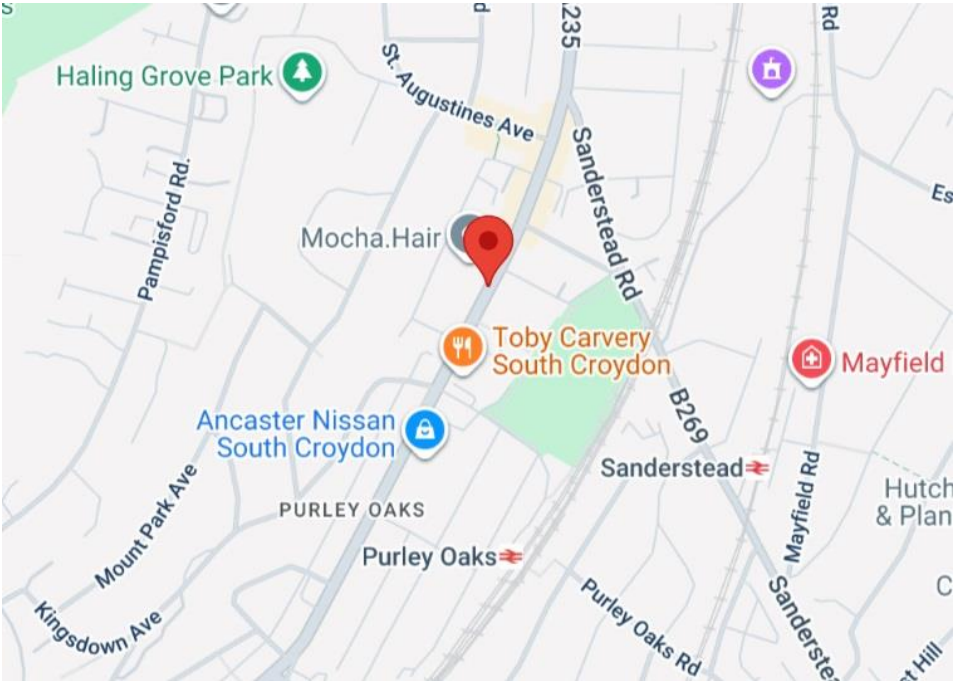
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE DOUBLE BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ TWO BATHROOMS
- ❖ LARGE EXTENDED KITCHEN/ DINING ROOM
- ❖ PRIVATE REAR GARDEN
- ❖ IMMACULATELY PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C



An immaculately presented three double bedroom period terrace house, situated within this highly convenient location, only 0.3 miles from both Purley Oaks and Sanderstead train stations, which collectively provide direct links to both London bridge & London Victoria stations.

Arranged over three floors, this larger than average home boasts 1292 SQFT, it is fully double glazed, it has gas central heating and enjoys excellent decor throughout. Notable features include a large extended kitchen/ dining room, two bathrooms, excellent storage space and a low maintenance private rear garden.

The accommodation comprises three double bedrooms, ample eaves storage space, a stylish four-piece family bathroom suite with shower over-bath, a 24'7 bay-fronted double reception room, understairs storage space, a utility cupboard, a downstairs WC & shower room and a smartly appointed 16'1 kitchen/ dining room with patio doors leading onto the landscaped private rear garden.

Furthermore, this property sits moments away from a range of local conveniences and is within an easy reach of a number of local bus routes, which provide frequent services to both Croydon & Purley town centres. Additionally, South Croydon recreational ground is just a short walk away and there is ample street parking on several nearby roads.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		