

# FOLKLANDS



CRUNDEN ROAD, SOUTH CROYDON  
GUIDE PRICE £375,000

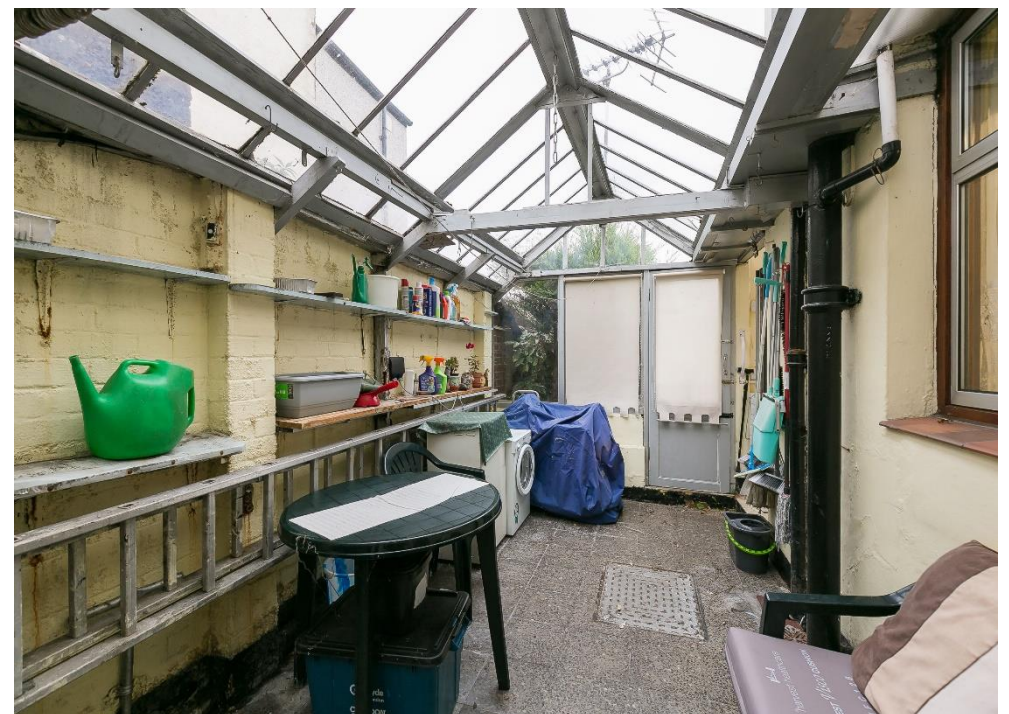


























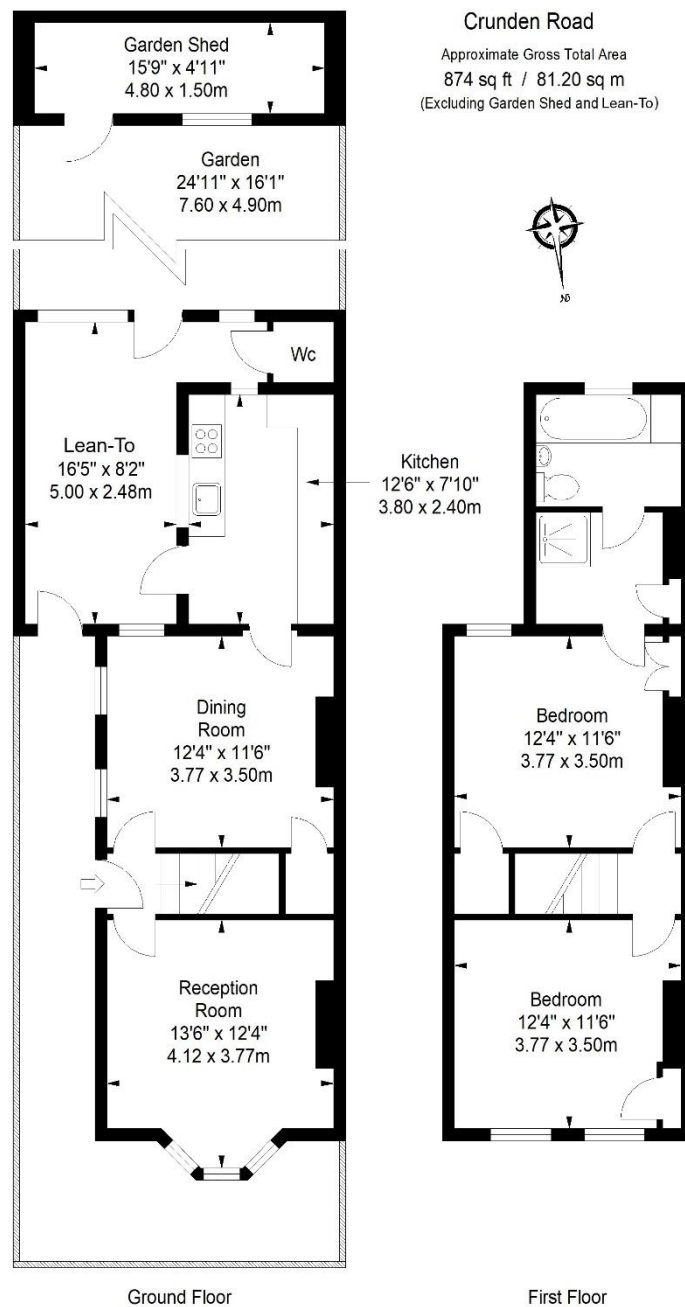


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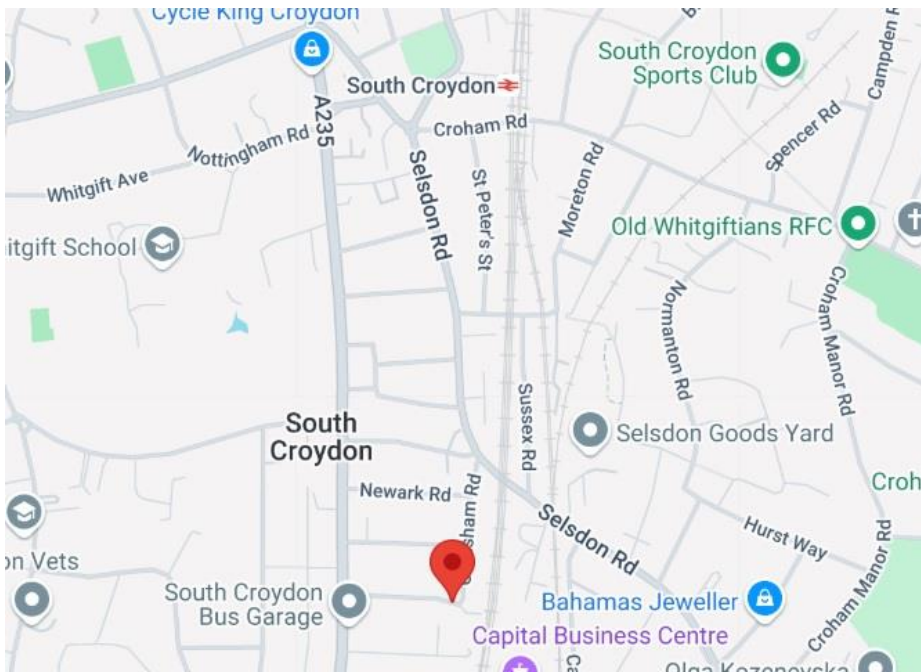
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- ❖ REQUIRES MODERNISATION
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ SOUTH FACING REAR GARDEN
- ❖ TWO SEPARATE RECEPTION ROOMS
- ❖ SCOPE TO EXTEND (STPP)
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EPC EER E



**\*\* Chain Free \*\* Requires Modernisation \*\*** A two double bedroom semi-detached house, situated within this popular residential road, conveniently located only 0.5 miles from Sanderstead train station and 0.6 miles from South Croydon train station.

This spacious property benefits from side access, has a South facing rear garden and offers the future buyer excellent scope to renovate & extend (STPP).

The accommodation comprises two full-width reception rooms, excellent fitted storage throughout the house, two equal sized double bedrooms, loft storage space, a dressing room with separate shower cubicle, a three-piece family bathroom suite, a 12'6 fitted kitchen and a wraparound lean-to giving access to the downstairs WC & rear garden.

Furthermore, this property sits moments away from a wide range of local shops, cafes and bus routes, making it a highly convenient location. In our opinion this property would make an excellent first time buy for those wishing to put their own stamp on a house.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		