

FOLKLANDS



NEWARK ROAD, SOUTH CROYDON

GUIDE PRICE £385,000











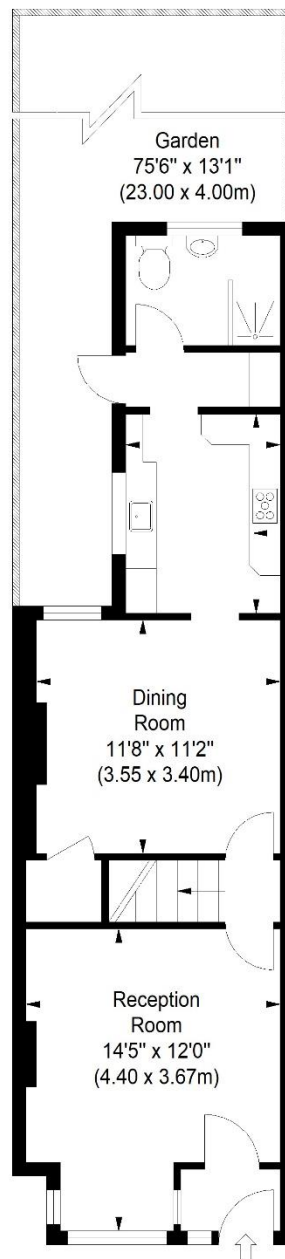




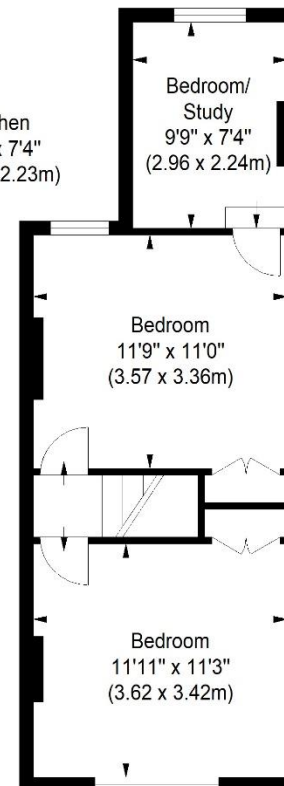
Newark Road

Approximate Gross Internal Area

865 sq ft / 80.37 sq m



Ground Floor



First 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

- ❖ TWO DOUBLE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ BONUS STUDY/DRESSING ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



A spacious two double bedroom semi-detached house, situated within this desirable residential road, conveniently located only 0.5 miles from South Croydon train station and moments away from South Croydon bus station with its excellent array of bus routes.

This bright & airy property boasts 865 SQFT of floorspace, it features a large south facing rear garden, it is fully double glazed and has gas central heating.

The accommodation comprises two full-width double bedrooms, a bonus study/dressing room, a bay-fronted reception room, a spacious dining room with access to the understairs storage, a smartly appointed fitted kitchen and a stylish three-piece shower room suite with large walk-in cubicle. Additionally, the house features ample storage and has a large loft space that could offer the future owner's scope to extend (subject to the usual permissions).

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		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		