

FOLKLANDS



WRIGHTS ROAD, LONDON
GUIDE PRICE £885,000

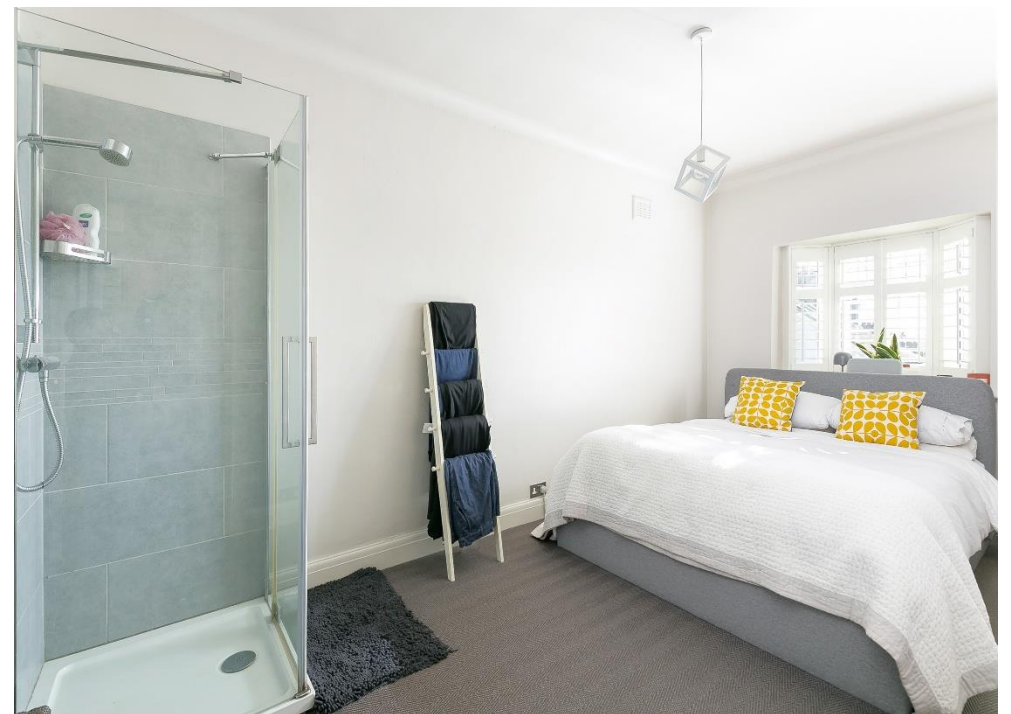
















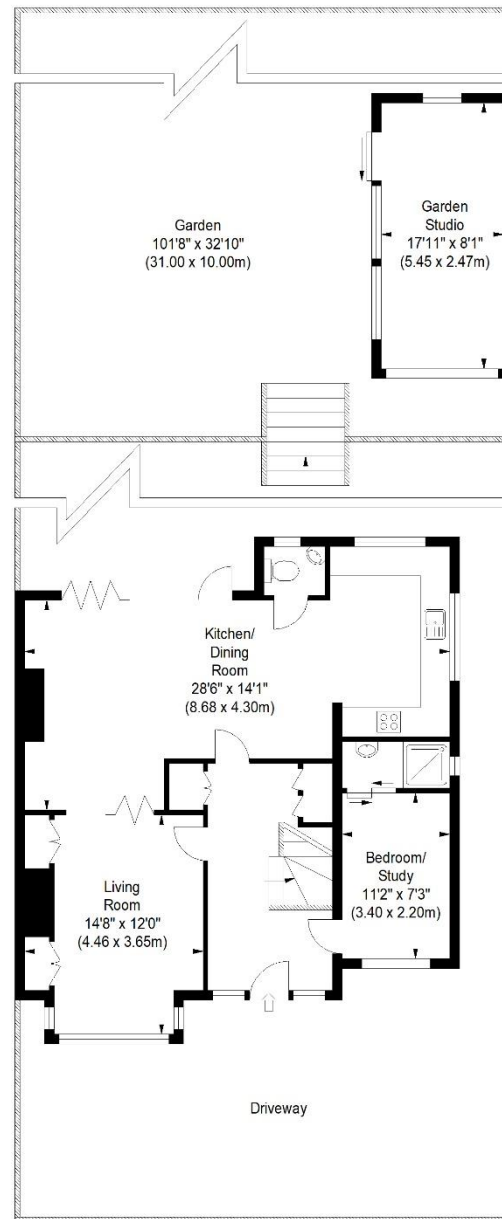






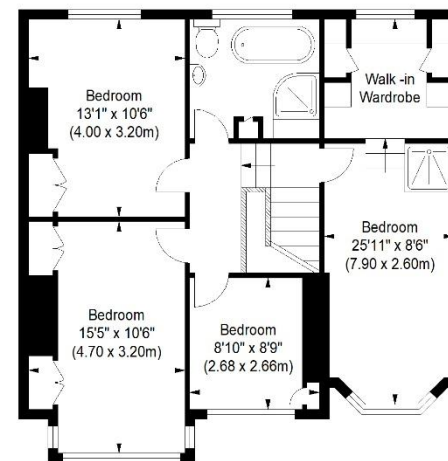






Ground Floor

Wrights Road
 Approximate Gross Internal Area (Excluding Garden Studio)
 1552 sq ft / 144.20 sq m
 Approximate Gross Internal Area (Including Garden Studio)
 1697 sq ft / 157.66 sq m



First Floor

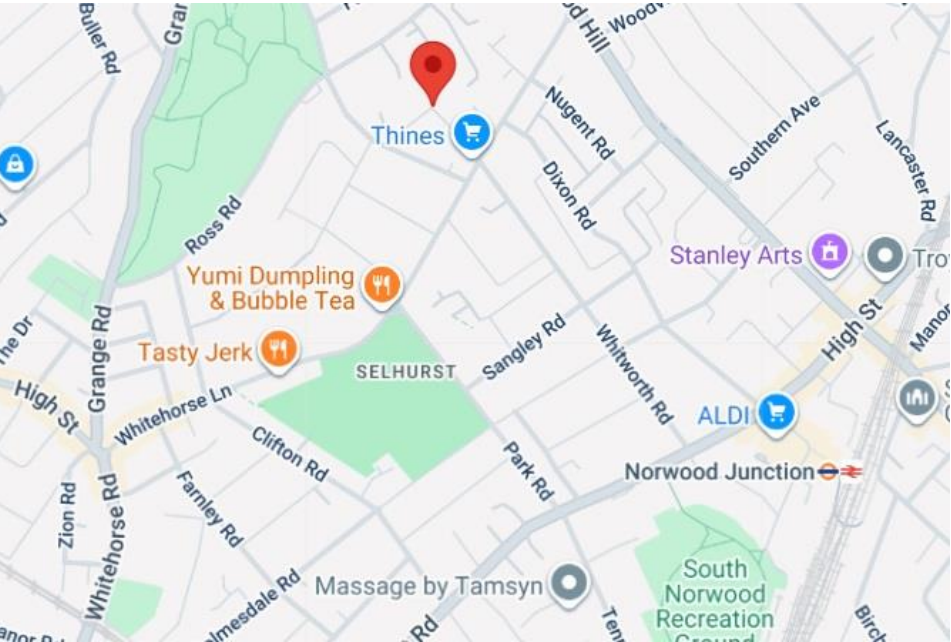
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ DETACHED HOUSE - FOUR/FIVE BEDROOMS
- ❖ BEAUTIFULLY RENOVATED THROUGHOUT
- ❖ LARGE LANDSCAPED REAR GARDEN
- ❖ CONTEMPORARY GARDEN STUDIO
- ❖ OFF-STREET PARKING FOR 5/6 CARS WITH EV CHARGING POINT
- ❖ 0.6 MILES FROM NORWOOD JUNCTION STATION
- ❖ MOMENTS FROM GRANGEWOOD PARK
- ❖ QUIET RESIDENTIAL ROAD
- ❖ BRIGHT INTERCONNECTED RECEPTION ROOMS
- ❖ EPC EER D



A beautifully renovated four/five bedroom detached family home situated on this quiet residential road in the popular South Norwood area, conveniently located only 0.6 miles from Norwood Junction & moments from the nearby bus stop.

With an elevated position, this bright & airy home enjoys a stylish design throughout, boasting features such as oak herringbone flooring, window shutters, smart thermostatically controlled underfloor heating (to the ground floor) and an assortment of fitted storage cupboards across the house. Other notable features include a driveway with parking for 5-6 cars (with an EV charge point), side access, fully double glazed, a large landscaped rear garden that extends to 101' and a 17'11 x 8'1 contemporary garden studio.

To the first floor, the accommodation comprises two spacious double bedrooms (each with fitted wardrobe cupboards), a third double bedroom with shower cubicle & walk-in wardrobe, a further bedroom and a beautifully appointed four-piece bathroom suite with walk-in cubicle & freestanding bath. To the ground floor, the accommodation comprises a generous entrance hallway with understairs storage, a bay-fronted living room with bespoke fitted cabinets, a further bedroom/home office with en-suite shower room, a downstairs WC, a large extended open-plan dining room with bi-folding doors and a stylish dual aspect fitted kitchen. Externally, the rear garden features a large patio (Perfect for entertaining), there is side access, and steps up onto a well-tended lawn.

Furthermore, this property sits nearby both Grangewood park & South Norwood Lakes, it is a short walk from the plethora of shops, cafes & amenities on South Norwood high street and falls within the catchment of a number of well-regarded primary & secondary schools. In our opinion, this property will make for the perfect family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		