

# FOLKLANDS



SANDILANDS, WHITGIFT ESTATE

GUIDE PRICE £895,000













































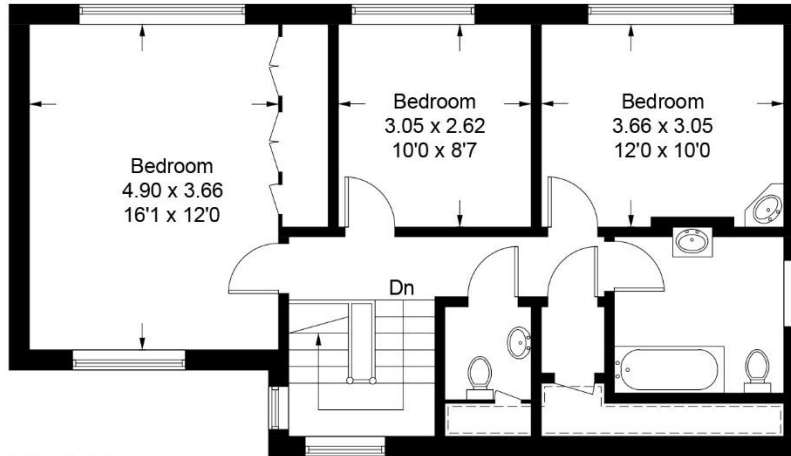



# Sandilands

Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft

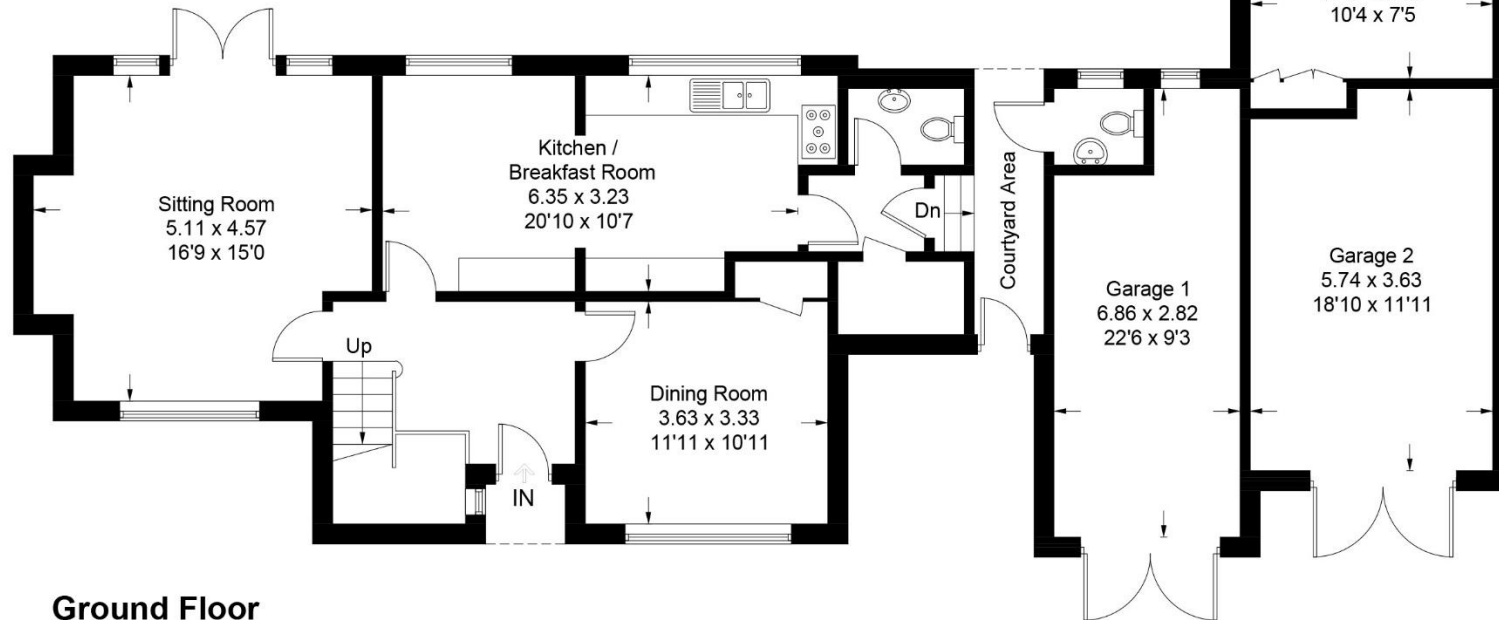
Outbuilding = 50.3 sq m / 541 sq ft

Total = 191.7 sq m / 2063 sq ft



 = Reduced headroom below 1.5m / 5'0"

**First Floor**



**Ground Floor**

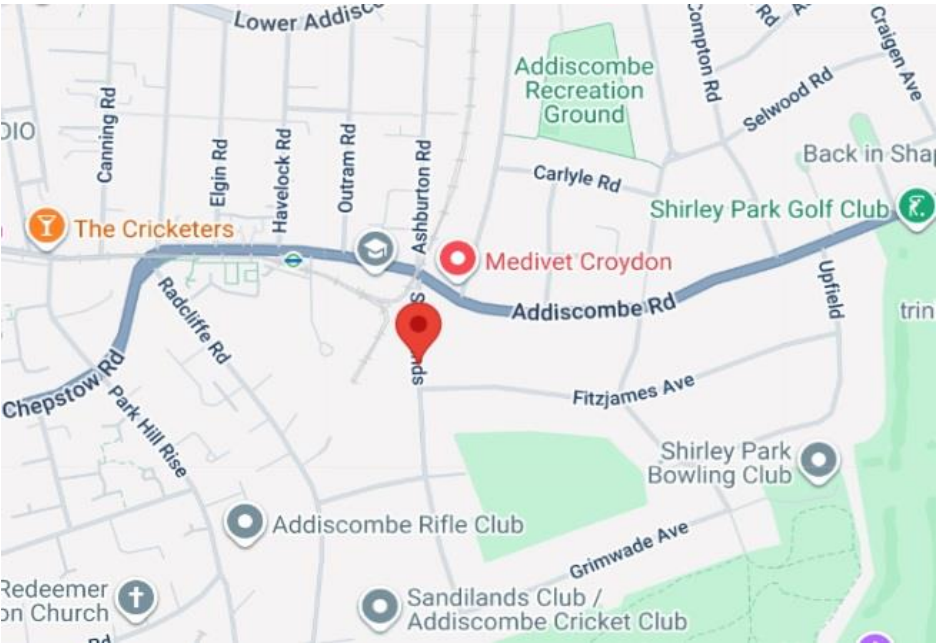
Illustration for identification purposes only, measurements are approximate,  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE DOUBLE BEDROOM DETACHED HOUSE
- ❖ WIDE PLOT WITH EXCELLENT SCOPE TO DEVELOP (STPP)
- ❖ PREMIER WHITGIFT ESTATE ROAD - HIGHLY DESIRABLE
- ❖ TWO GARAGES & BRICK SHED
- ❖ OFF-ROAD PARKING FOR TWO CARS
- ❖ LARGE PRIVATE WEST FACING REAR GARDEN
- ❖ TWO RECEPTION ROOMS & LARGE KITCHEN/BREAKFAST ROOM
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM SANDILANDS TRAM STOP
- ❖ EPC FFR D



**\*\* Chain Free \*\*** A charming three double bedroom detached house situated on this sought after residential road in the desirable Whitgift Estate. Conveniently located, the property sits moments away from Sandilands tram stop, nearby to a plethora of local bus routes and only 0.8 miles from East Croydon train station.

This bright & airy home benefits from being on a wider than average plot with a large west facing rear garden; and boasts two garages & off-road parking for two vehicles. For the more ambitious buyers, there is excellent scope to extend the house, both to the side and rear. (Subject to the usual permissions) Whilst in a dated condition, this home has been well cared for by the current owner and presents a fantastic opportunity for a family who wish to add their own mark on their future home.

The accommodation to the first floor comprises a 16'1 dual aspect principal bedroom with a full range of fitted wardrobes, two further double bedrooms, a spacious three-piece family bathroom suite and a separate WC. To the ground floor, there is a generous entrance hallway, a 16'9 dual aspect living room with patio doors leading onto the rear garden, a separate dining room, a bright 20'10 kitchen/breakfast room, a downstairs WC & separate boiler/laundry cupboard. Externally, the garden is mostly laid to lawn with mature shrubs & hedges; it is afforded an excellent level of privacy and has side access onto the driveway.

Furthermore, this wonderful property sits nearby a wide range of local amenities, including the local tennis & cricket club and a plethora of local golf courses. It is also a short walk away from the vast expanses of Lloyd Park with its array of recreational activities & a popular cafe and is within an easy reach of the abundance of shops, cafes and amenities in Addiscombe, Shirley & East Croydon. For families, there is an excellent choice of local schools, be that private or state, including the Independent Trinity school & the recently opened Coombe Wood state school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		