

# FOLKLANDS

HEATHFIELD ROAD, SOUTH CROYDON  
GUIDE PRICE £385,000











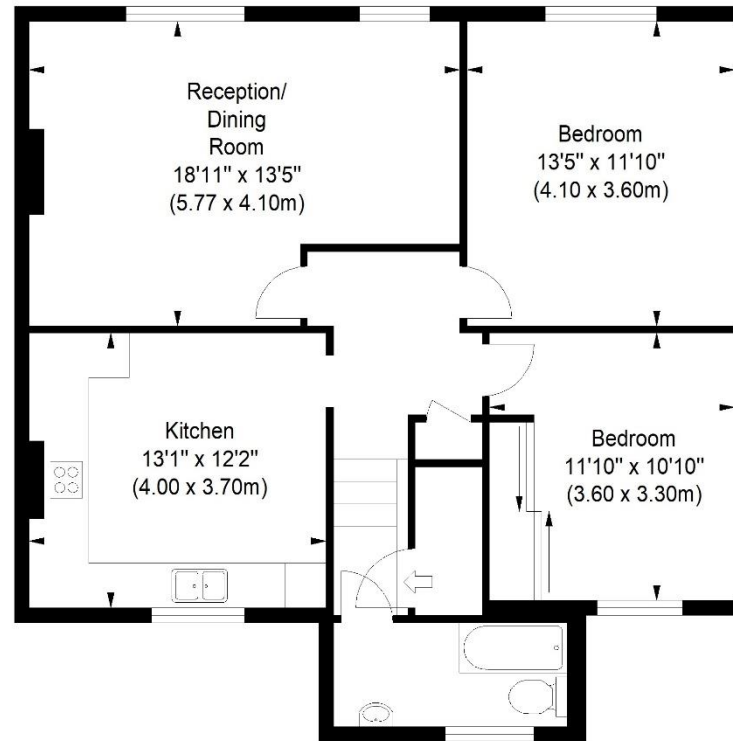




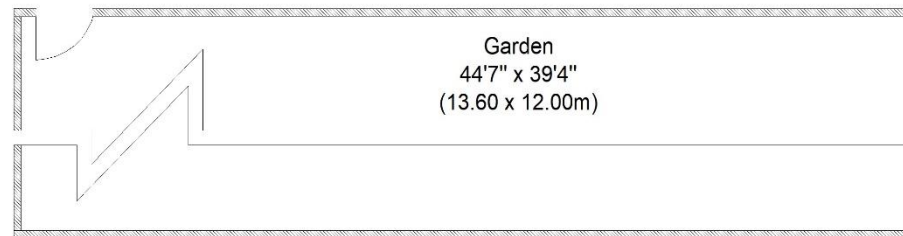


## Heathfield Road

Approximate Gross Internal Area  
860 sq ft / 79.87 sq m



First Floor



Ground 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 LARGE DOUBLE BEDROOMS
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ LEASE IN EXCESS OF 900 YEARS
- ❖ 44' X 39' PRIVATE SOUTH/ WEST FACING REAR GARDEN
- ❖ 860 SQFT OF FLOOR SPACE
- ❖ 18'11 LOUNGE/ DINING ROOM
- ❖ LARGE KITCHEN/ BREAKFAST ROOM
- ❖ OFF-ROAD PARKING SPACE
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EPC EER E



**\*\* Exceptionally Spacious \*\* Large Garden \*\* Parking Space \*\*** A well-presented two double bedroom first floor conversion flat situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station & nearby several local bus routes.

Forming the entire first floor of this detached period property, this bright & spacious apartment enjoys good decor throughout, is fully double glazed and has gas central heating. The property boasts a lease in excess of 900 years, has a private off-road parking space and features a landscaped 44' x 39' private rear garden that enjoys a South/ West facing aspect. Along with being particularly well laid out, this property also has high-ceilings and access to a large loft-space.

The accommodation comprises two well-proportioned double bedrooms, an 18'11 lounge/ dining room with feature fireplace, a stylish bathroom suite with shower over-bath, a spacious landing with fitted cupboard & loft access and a 13' x 12' kitchen/ breakfast room. Externally, the garden enjoys excellent privacy, is mostly laid to lawn and has a patio area for alfresco dining. With no buildings to shade the garden and with an excellent aspect, it really is the perfect sunny garden.

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill Park which is arguably one of Croydon's most popular green spaces. In our opinion this property would make an excellent home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		