



# FOLKLANDS

CHURCHILL ROAD, SOUTH CROYDON  
GUIDE PRICE £535,000







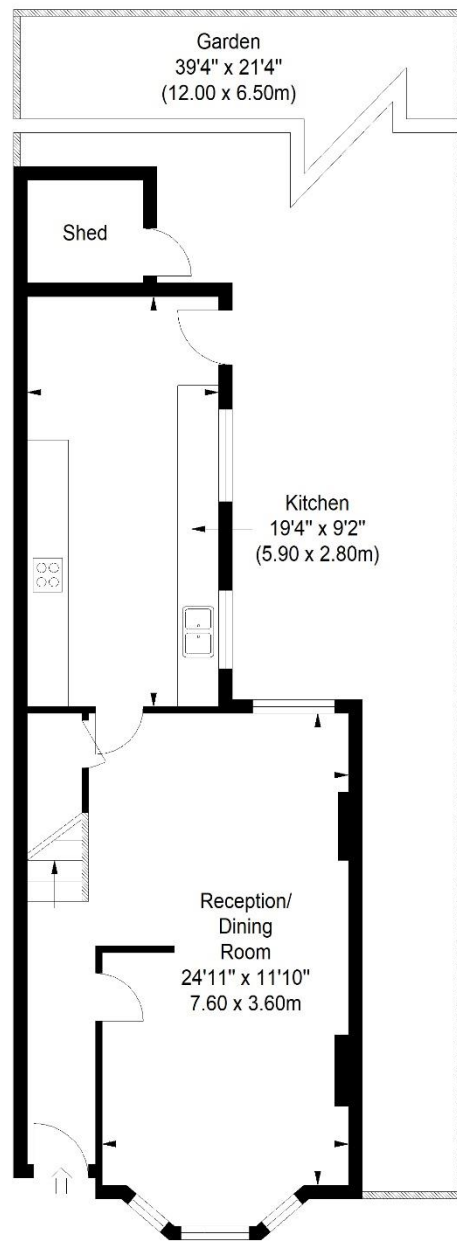




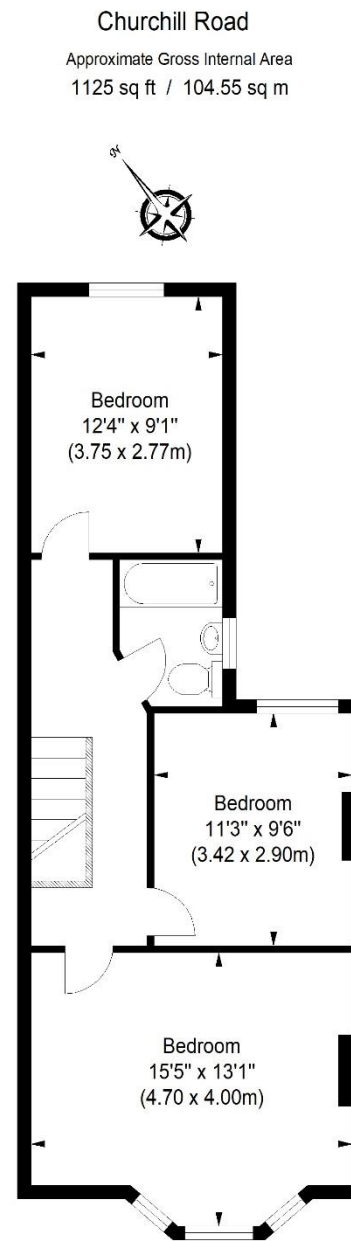








Ground Floor



First Floor

Churchill Road  
Approximate Gross Internal Area  
1125 sq ft / 104.55 sq m



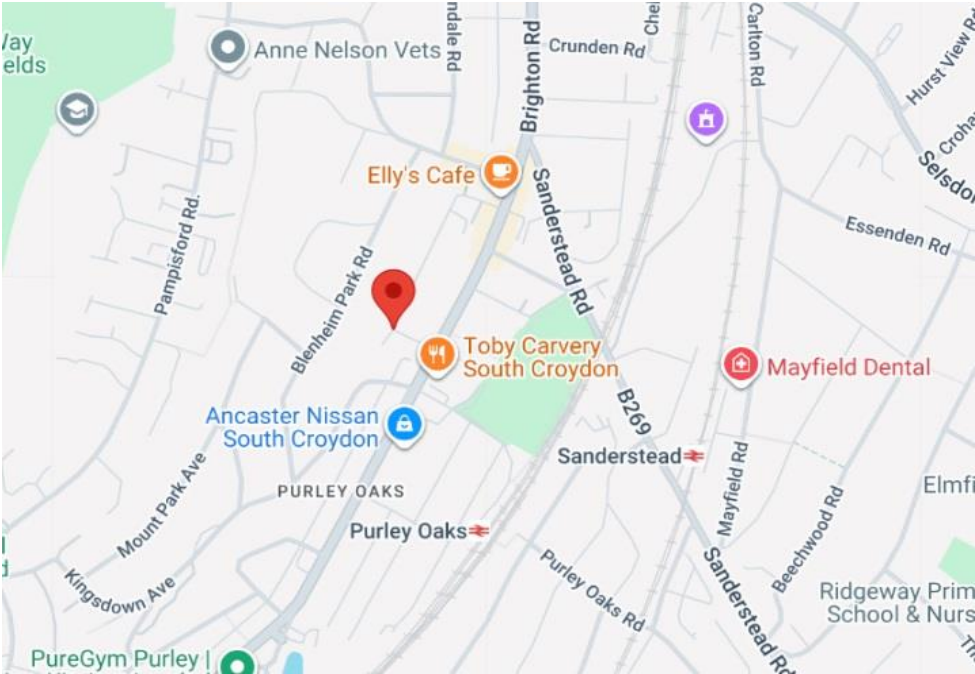
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE DOUBLE BEDROOM
- ❖ PERIOD END OF TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ DOUBLE RECEPTION ROOM & 19' KITCHEN/BREAKFAST ROOM
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS THROUGHOUT
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ EPC EER D



A superbly presented three double bedroom period end-of-terrace house situated within this popular residential road, conveniently located only 0.3 miles from both Purley Oaks train & Sanderstead train stations; collectively providing excellent commuting routes.

This bright & airy home enjoys a stylish design throughout and has been carefully updated by the present owners. The property boasts an abundance of period features, including stripped floorboards; it has a substantial 19' kitchen/breakfast room, it has double glazed windows throughout and gas central heating via a combi-boiler. Externally, there is side access and a sizeable private rear garden which offers a large patio, lawn and brick shed.

The accommodation comprises a 15'5 bay-fronted main bedroom, two further double bedrooms, a stylish three-piece bathroom suite, a large landing area with fitted cupboards, a tiled entrance hallway, a bay-fronted living room with feature fireplace, a dining room with understairs storage and a 19' fitted kitchen/breakfast room with direct garden access.

Furthermore, this property sits moments away from a wide range of local conveniences, a number of bus routes to both Croydon & Purley town centres and a short walk from the local park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		