

FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £450,000











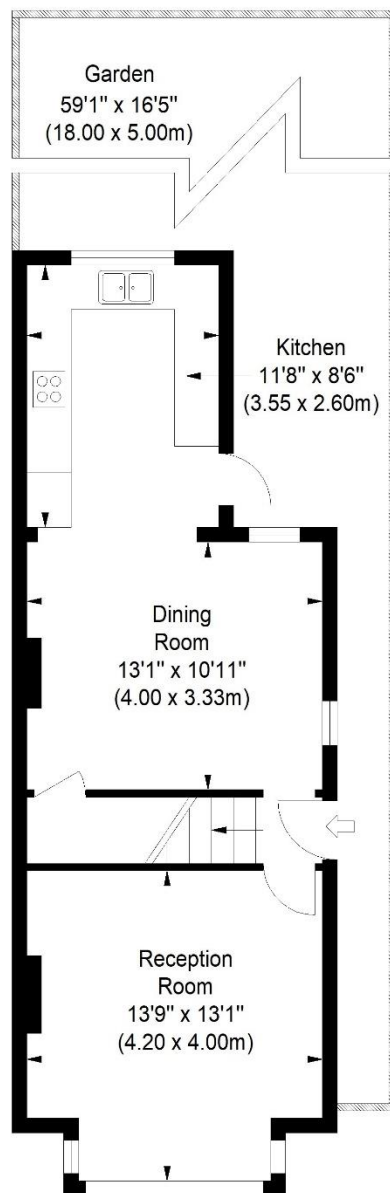




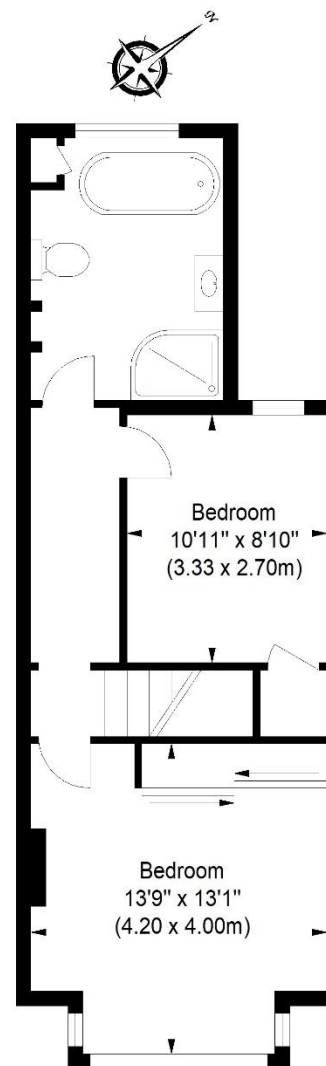
Churchill Road

Approximate Gross Internal Area

929 sq ft / 86.32 sq m



Ground Floor



First Floor

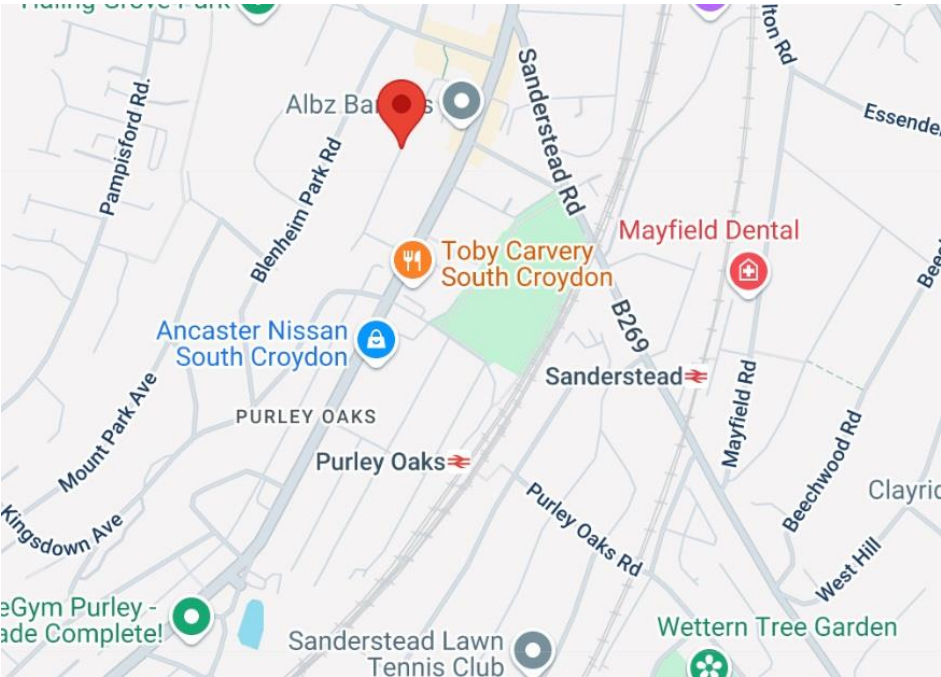
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 BEDROOM & FOUR PIECE BATHROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ WESTERLY FACING PRIVATE REAR GARDEN
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 929 SQFT OF FLOOR SPACE
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ EPC EER D



An exceptionally well presented two double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.3 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station, which provide direct services to both London Bridge & Victoria stations.

This bright & spacious home enjoys a stylish design throughout with excellent decor, there is gas central heating, and the property is fully double glazed. Notable features include window shutters to the front & bathroom, hard flooring throughout the ground floor, chic wall panelling in the main bedroom and a feature family bathroom on the first floor. Externally, there is a neat front garden, side access and a smartly landscaped westerly facing rear garden which offers excellent entertainment spaces.

The accommodation comprises a full width & bay-fronted main bedroom, a further double bedroom with built-in wardrobe cupboard, a stylish four-piece family bathroom suite with free-standing bath & separate shower cubicle, a bay-fronted living room with feature fireplace, a large dining room with understairs storage and an 11'8 x 8'6 contemporary fitted kitchen with direct access to the rear garden.

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 is a short walk from the local parks.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		