

# FOLKLANDS



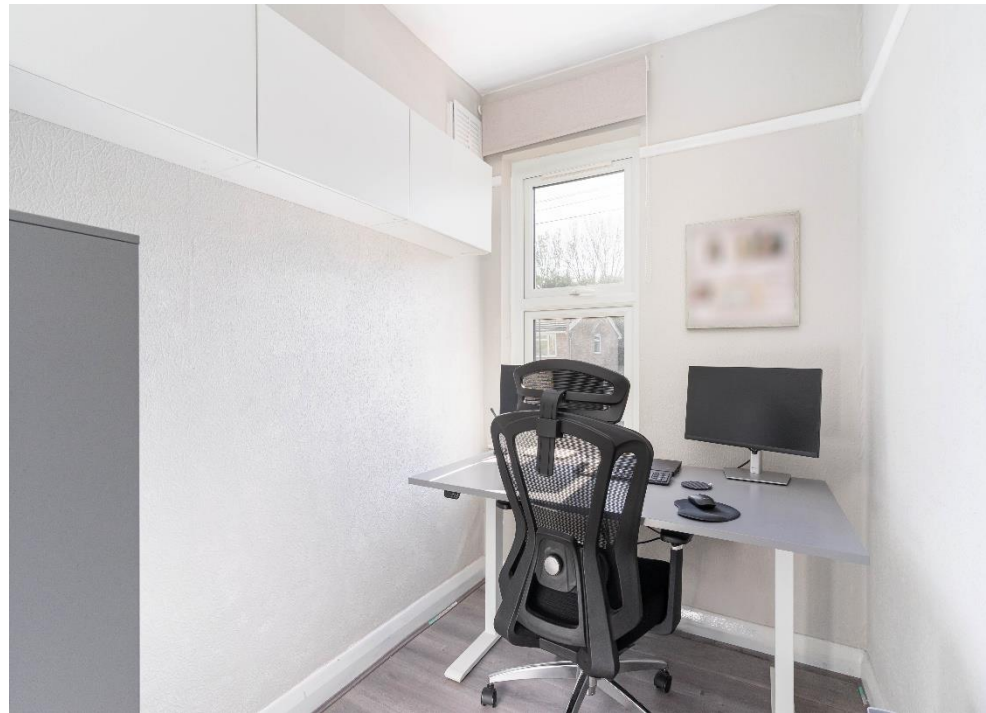
BRAEMAR AVENUE, SOUTH CROYDON

GUIDE PRICE £525,000



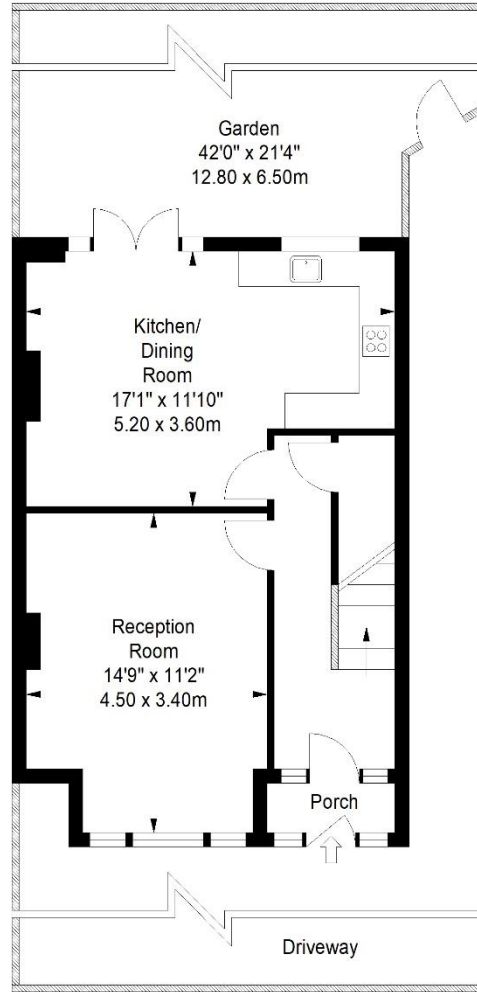










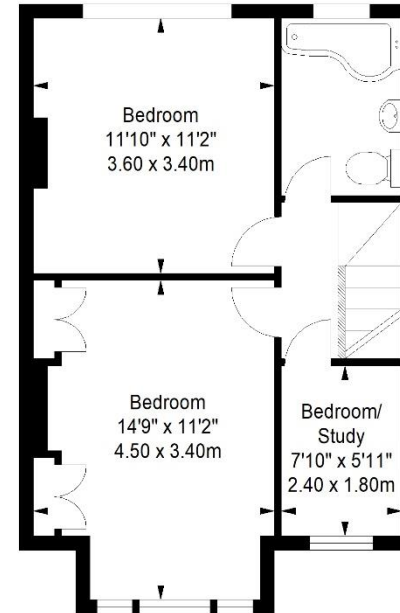


Ground Floor

Braemar Avenue

Approximate Gross Internal Area

883 sq ft / 82.04 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

- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ STYLISH KITCHEN/DINING ROOM
- ❖ NEW ROOF (AUTUMN 2022)
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER D



A smartly presented three-bedroom end-of-terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.2 miles from Sanderstead train station, which collectively offer frequent services to both London Bridge and London Victoria stations.

Having been renovated by the present owner, this bright & airy home benefits from a new roof in autumn 2022, a new combi-boiler in spring 2023, a new bathroom in the summer 2023, new windows throughout in July 2025 (including the porch and patio doors) and a new kitchen in summer 2024. Additionally, a partial re-wire (with new fuse board) was completed in summer 2022 and most of the rooms were replastered in spring 2023. Externally, the property boasts a double driveway for two cars, it has side access and there is a 42' westerly facing rear garden which is mainly laid to lawn.

The accommodation comprises a principal bedroom with a full range of fitted wardrobes, a second double bedroom, a third bedroom/study, a stylish three-piece bathroom suite with shower over-bath, a bay-fronted living room, a porch entrance with generous entrance-hall (with understairs cupboard), and a large open plan kitchen/dining room with a contemporary fitted kitchen & patio doors leading onto the rear garden.

Furthermore, this property sits moments from the open green spaces of South Croydon recreation grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		