

FOLKLANDS



BYNES ROAD, SOUTH CROYDON
GUIDE PRICE £430,000

















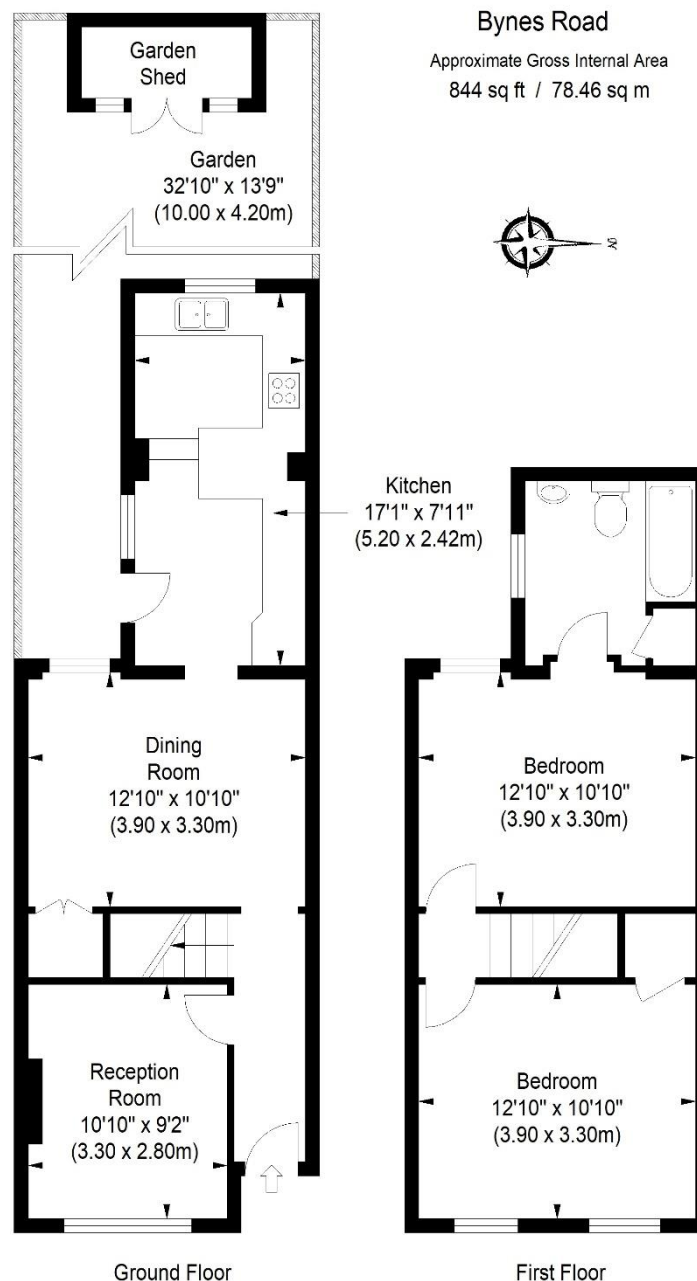


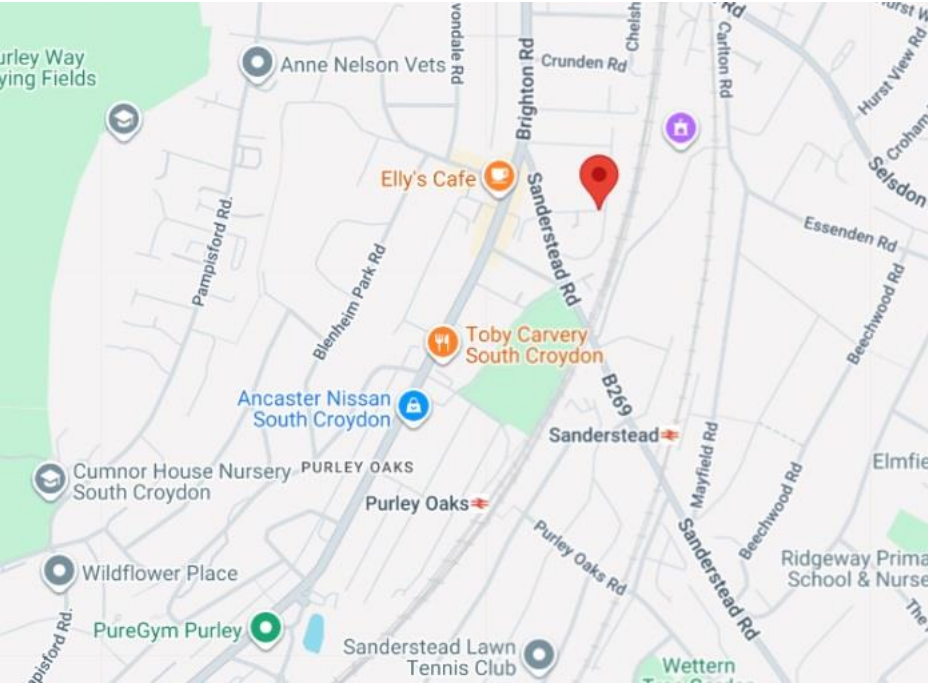
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ PERIOD TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 17' EXTENDED KITCHEN
- ❖ 0.2 MILES FROM SANDERSTEAD STATION
- ❖ 0.4 MILES FROM PURLEY OAKS STATION
- ❖ 844 SQFT
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER D



A superbly presented two double bedroom period terrace house situated within this popular residential road, conveniently located only 0.2 miles from Sanderstead train station, 0.4 miles from Purley Oaks train station and nearby several local bus routes.

With excellent decor & 844 SQFT of floorspace, this bright & spacious home benefits from an extended kitchen, it is fully double glazed, and there is gas central heating throughout. To the front of the house, there is a quaint front garden with brick pathway & fashionable sage green front door. To the rear, there is a landscaped 32' west facing rear garden with sunny patio, established flowerbeds and a garden cabin.

The accommodation comprises two full-width double bedrooms (one with a built-in cupboard), a large three-piece first floor bathroom with shower over-bath, a sizeable loft space, a separate dining room with feature fireplace, a full-width living room with ample understairs storage and a 17' fully fitted kitchen with breakfast bar & direct garden access.

Furthermore, this property sits moments away from the open green spaces of South Croydon recreation grounds, it is within an easy reach of a wide range of local shops, cafes & supermarkets and is within the catchment of several well-regarded primary schools & private nurseries. We feel that this property would make a wonderful home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		