

FOLKLANDS



DROVERS ROAD, SOUTH CROYDON
GUIDE PRICE £205,000





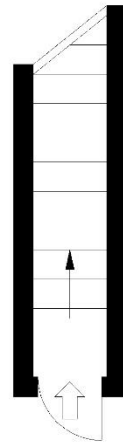




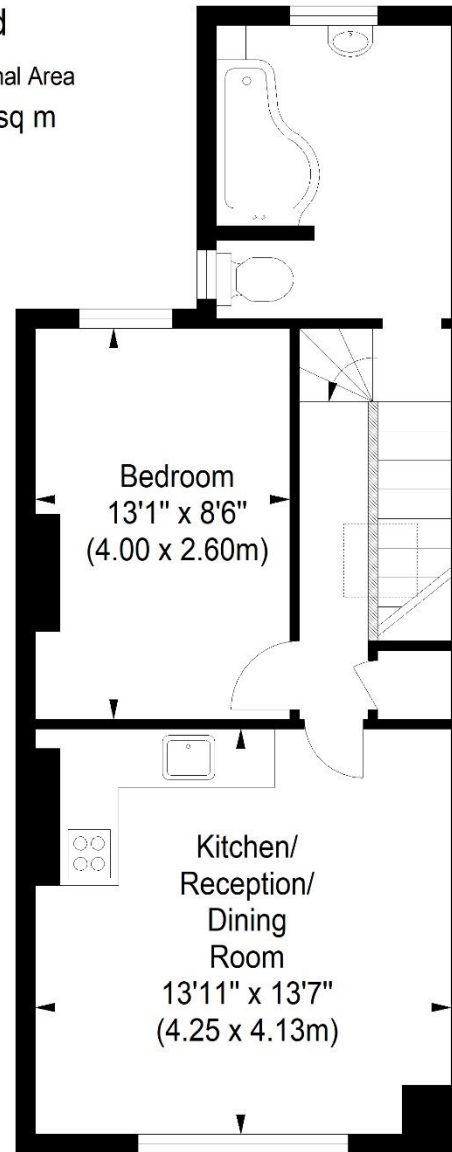


Drovers Road

Approximate Gross Internal Area
483 sq ft / 44.88 sq m



Ground Floor



First Floor

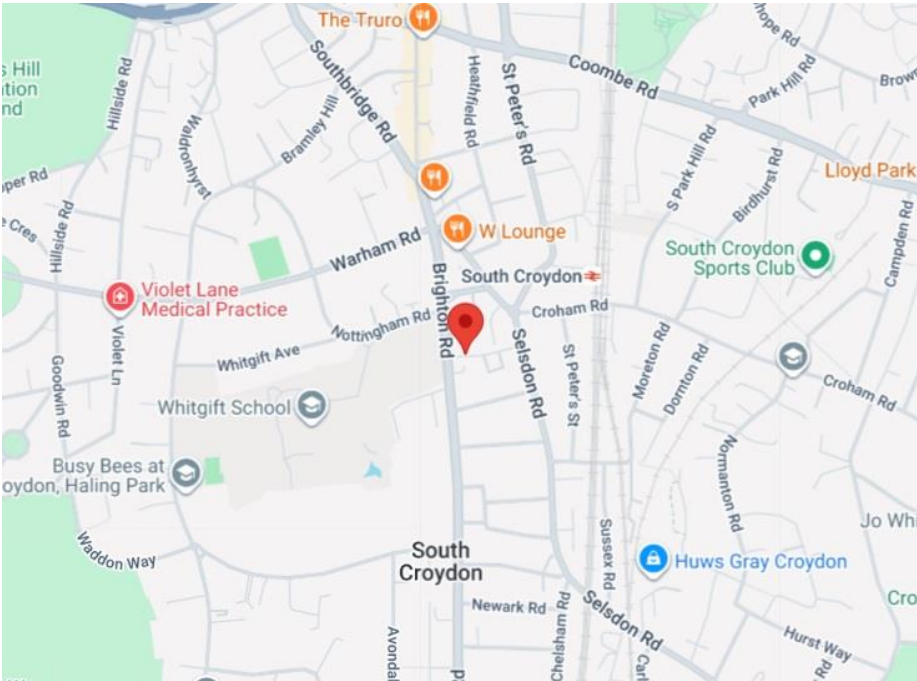
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ OFF-ROAD PARKING
- ❖ LONG LEASE WITH CIRCA 150 YEARS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ NEW ROOF IN 2020/21
- ❖ EPC EER D



**** Chain Free ** Off-Road Parking ** Long Lease **** A well-presented one double bedroom first floor conversation flat situated within this quiet cul-de-sac, conveniently located only 0.2 miles from South Croydon train station and nearby multiple bus routes.

This bright & airy property enjoys good decor throughout; it is fully double glazed and has gas central heating via a combi-boiler. Additionally, the property boasts off-road parking, it holds a long lease with circa 150 years balance, and the building had a new roof fitted in 2020/21.

The accommodation comprises an open-plan kitchen/living room, a generous landing space with built-in cupboard & loft access, a spacious double bedroom and a large three-piece bathroom suite with shower over-bath.

Furthermore, this property sits nearby an array of local shops, cafes & restaurants and is within walking distance to Lloyd Park, Park Hill Park, & Croham Hurst Woods. Being in such a convenient location, we feel that this property would make the perfect home for first time buyers or an excellent long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		