

FOLKLANDS



GRAVEL HILL, CROYDON

GUIDE PRICE £685,000



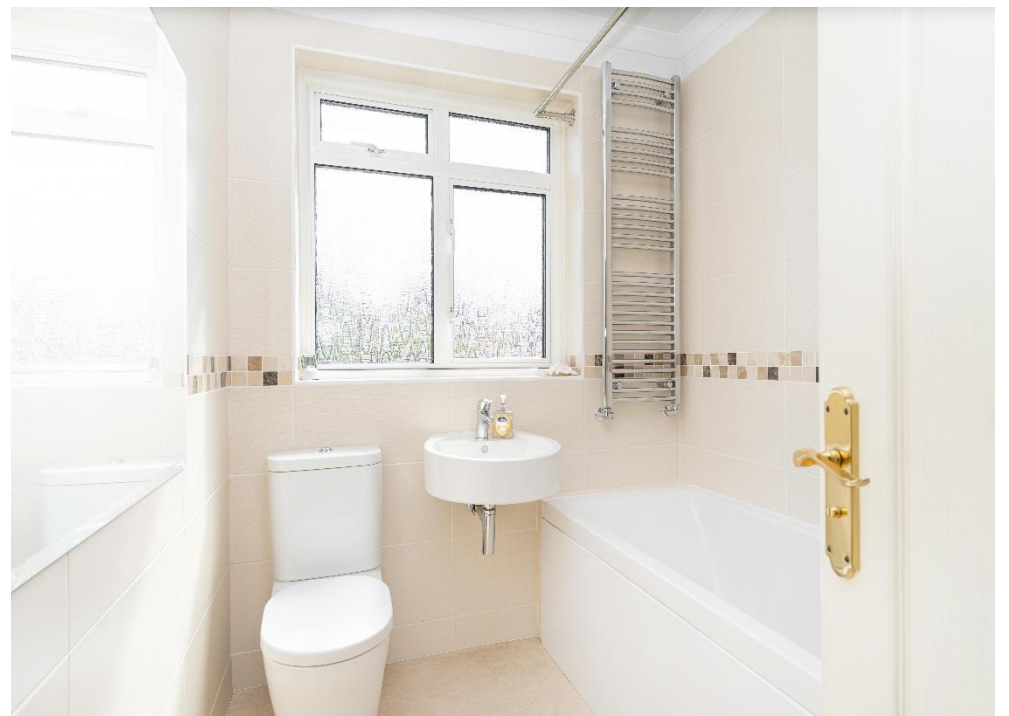






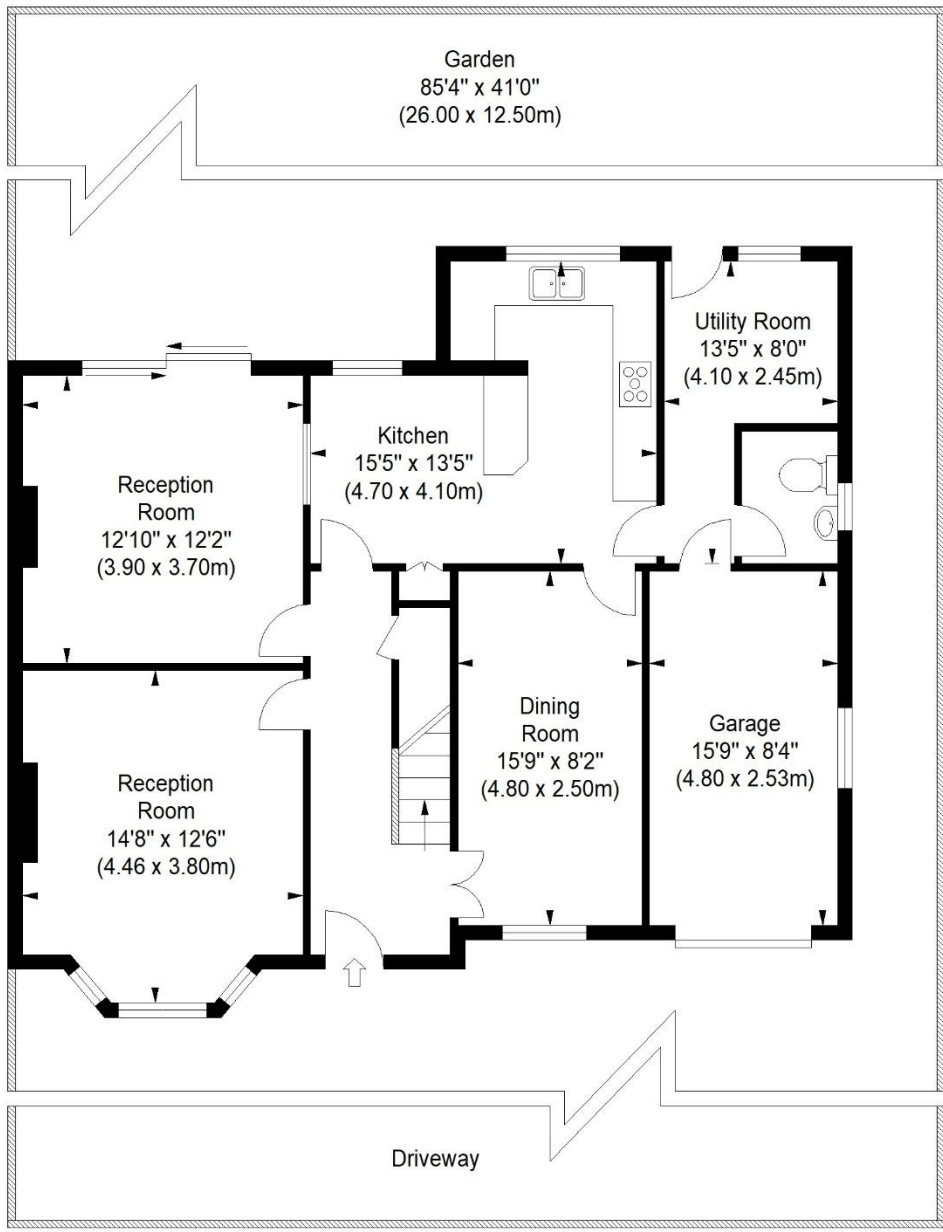










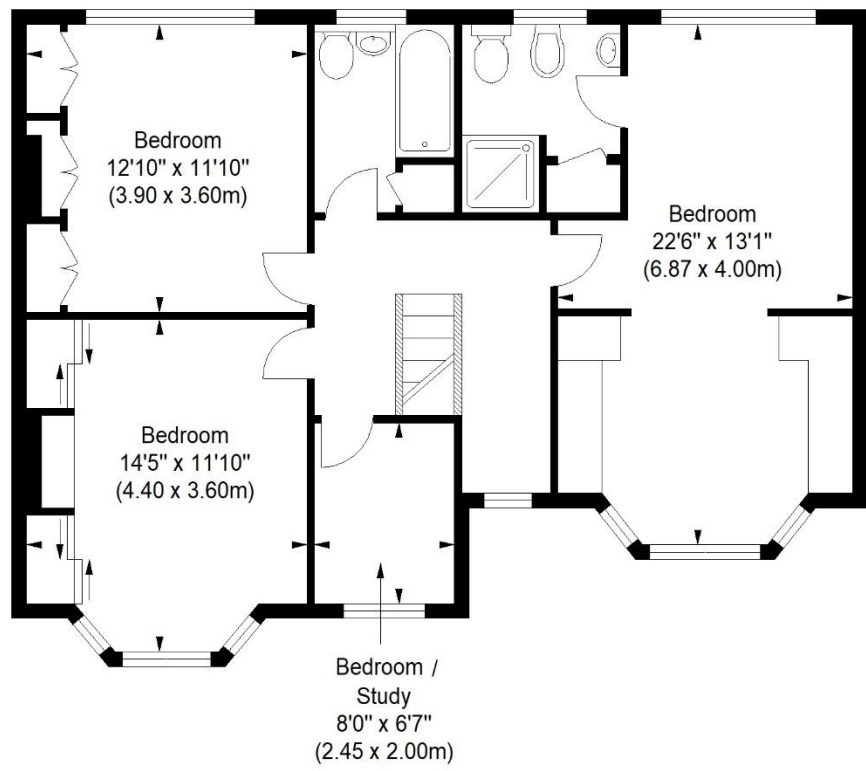


Ground Floor



Gravel Hill

Approximate Gross Internal Area (Excluding the Garage)
 1766 sq ft / 164.08 sq m
 Approximate Gross Internal Area (Including the Garage)
 1897 sq ft / 176.23 sq m

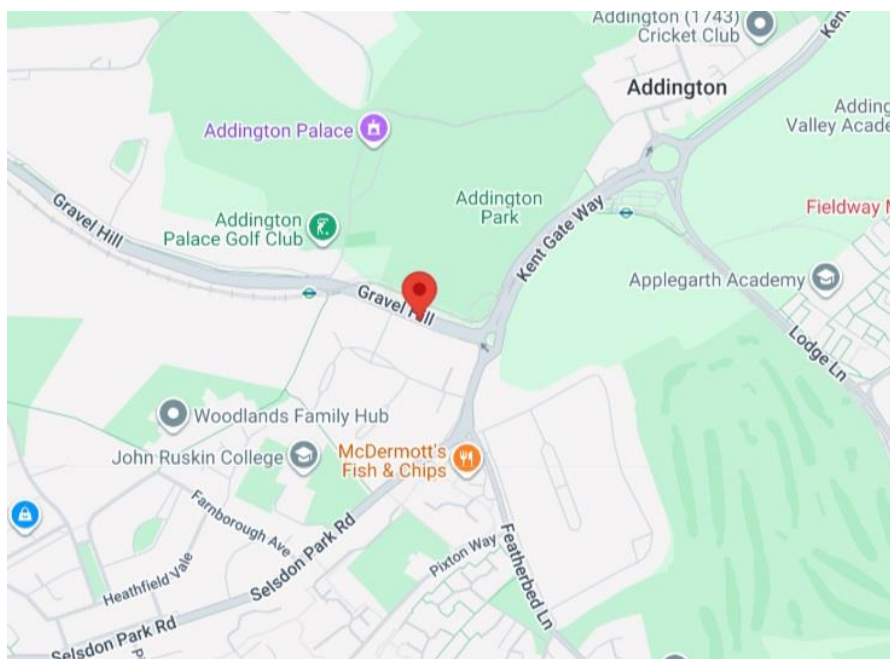


First Floor

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

- ❖ FOUR BEDROOM & TWO BATHROOM - SEMI-DETACHED HOUSE
- ❖ SET BACK FROM THE ROAD - CHAIN FREE
- ❖ LARGE SOUTHERLY FACING REAR GARDEN
- ❖ WELL MAINTAINED HOME
- ❖ GATED OFF-ROAD PARKING FOR 2-3 CARS
- ❖ THREE RECEPTION ROOMS
- ❖ EXTENDED KITCHEN/DINING ROOM
- ❖ INTEGRAL GARAGE/UTILITY & DOWNSTAIRS WC
- ❖ MOMENTS FROM GRAVEL HILL TRAM STOP
- ❖ EPC EER C



**** Chain Free ** Large Southerly Facing Rear Garden **** A well-presented four-bedroom semi-detached house set back from the road and conveniently located only moments away from Gravel Hill Tram stop & several local bus routes.

This bright & spacious home has been meticulously maintained by the present owners and benefits from being fully double glazed, having gas central heating and excellent decor throughout. Having been substantially extended to the side (over two floors) and to the rear, this property boasts an array of accommodation that could suit many different needs. Externally, there is gated off-road parking to the front for 2-3 cars, side access and a manicured southerly facing rear garden that extends to approximately 85'.

To the first floor the accommodation comprises a double sized principal bedroom with dressing area & en-suite shower room, two further double bedrooms (each with fitted wardrobe cupboards, a forth bedroom/study, a stylish three-piece family bathroom suite and a spacious landing with loft access. To the ground floor there are two well-sized reception rooms, a separate dining room, a generous entrance hallway, a 15'5 x 13'5 kitchen/dining room and a utility room with separate WC & access into the integral garage.

Furthermore, this property sits moments away from an array of local shops & conveniences, there is an excellent choice of local schools & colleges and being such a leafy area there are several parks, woodlands & golf courses nearby. We feel that this property would make a wonderful family home.

