

FOLKLANDS



ST. PETERS STREET, SOUTH CROYDON

GUIDE PRICE £350,000



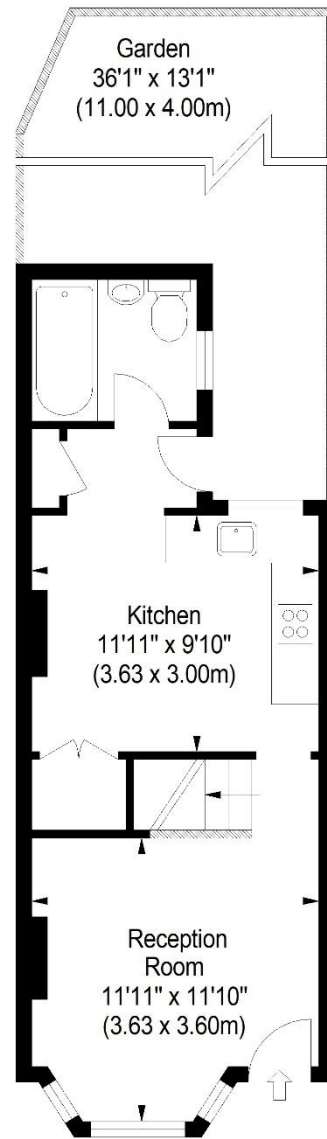






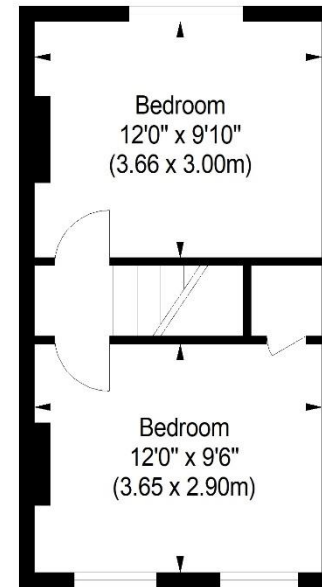






Ground Floor

St Peter's Street
Approximate Gross Internal Area
632 sq ft / 58.69 sq m



First Floor

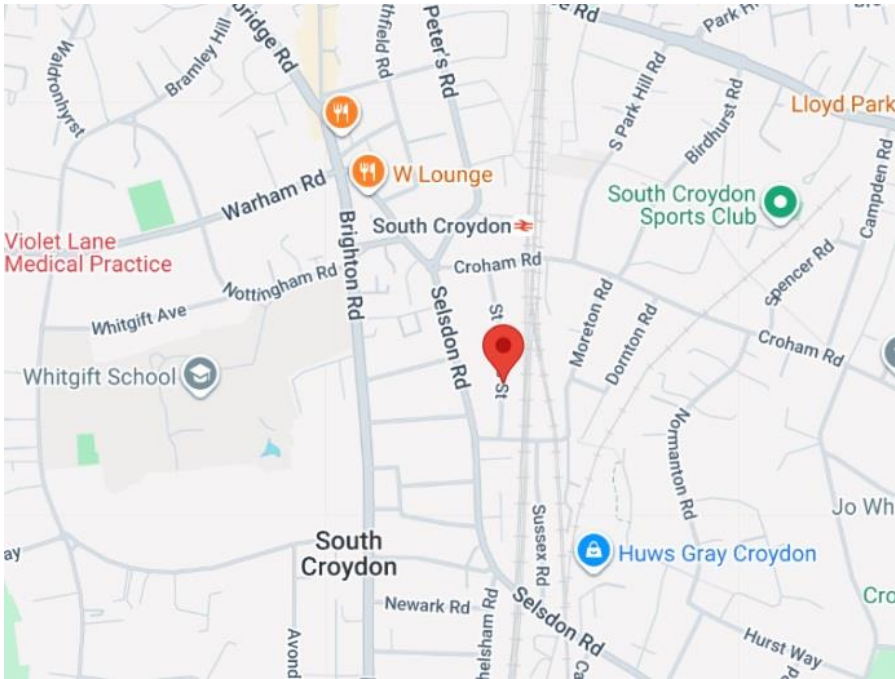
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM
- ❖ PERIOD TERRACE HOUSE
- ❖ WEST FACING REAR GARDEN
- ❖ CHAIN FREE
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ KITCHEN/DINING ROOM
- ❖ GAS CENTRAL HEATING
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ SCOPE TO RENOVATE
- ❖ EPC EER D



**** Chain Free ** West Facing Rear Garden **** A two double bedroom period terrace house situated within this popular residential road, conveniently located only 0.2 miles from South Croydon train station which offers frequent services to central London, Gatwick Airport & the South Coast.

This neatly presented home has double glazed windows, gas central heating and excellent storage. Notably, the rear garden has a favourable West facing aspect, making it perfect for the afternoon and evening sunshine.

The accommodation comprises two double bedrooms, ample loft space, a bay-fronted living room, a smartly presented fitted kitchen/dining room with large understairs storage cupboard and a three-piece bathroom suite.

Furthermore, this property sits within a short walk to Croydon's restaurant quarter which boasts a wide range of restaurants, wine bars & cafes and is within easy reach of the open green spaces of both Park Hill park and Lloyd park. In our opinion this property would make an ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		