

# FOLKLANDS



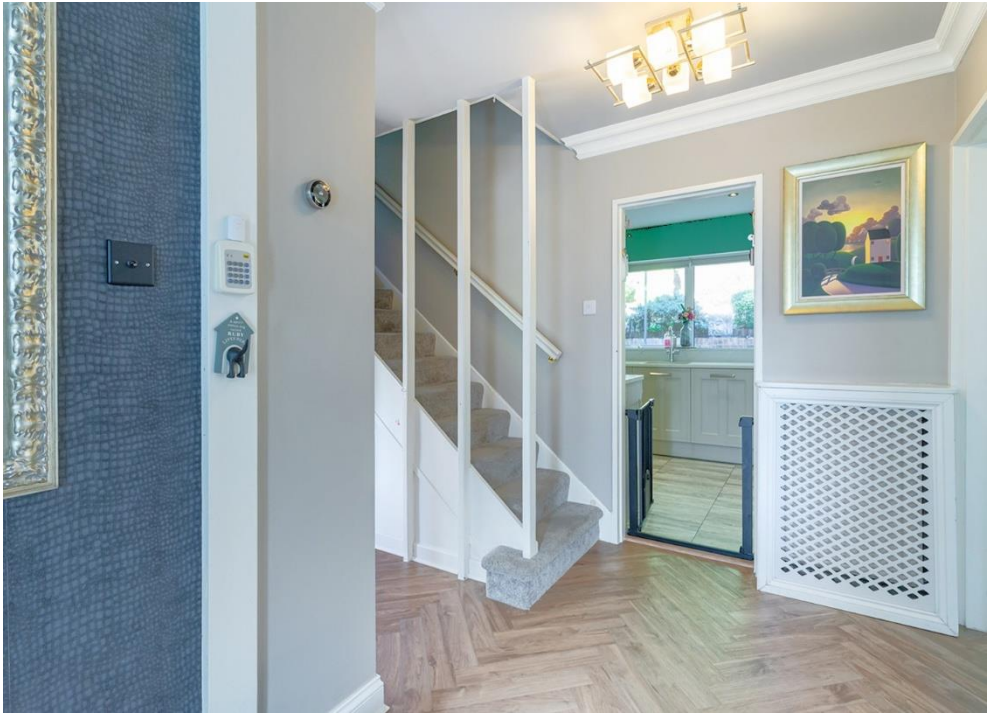
HOLLINGSWORTH ROAD, SOUTH CROYDON

GUIDE PRICE £765,000



















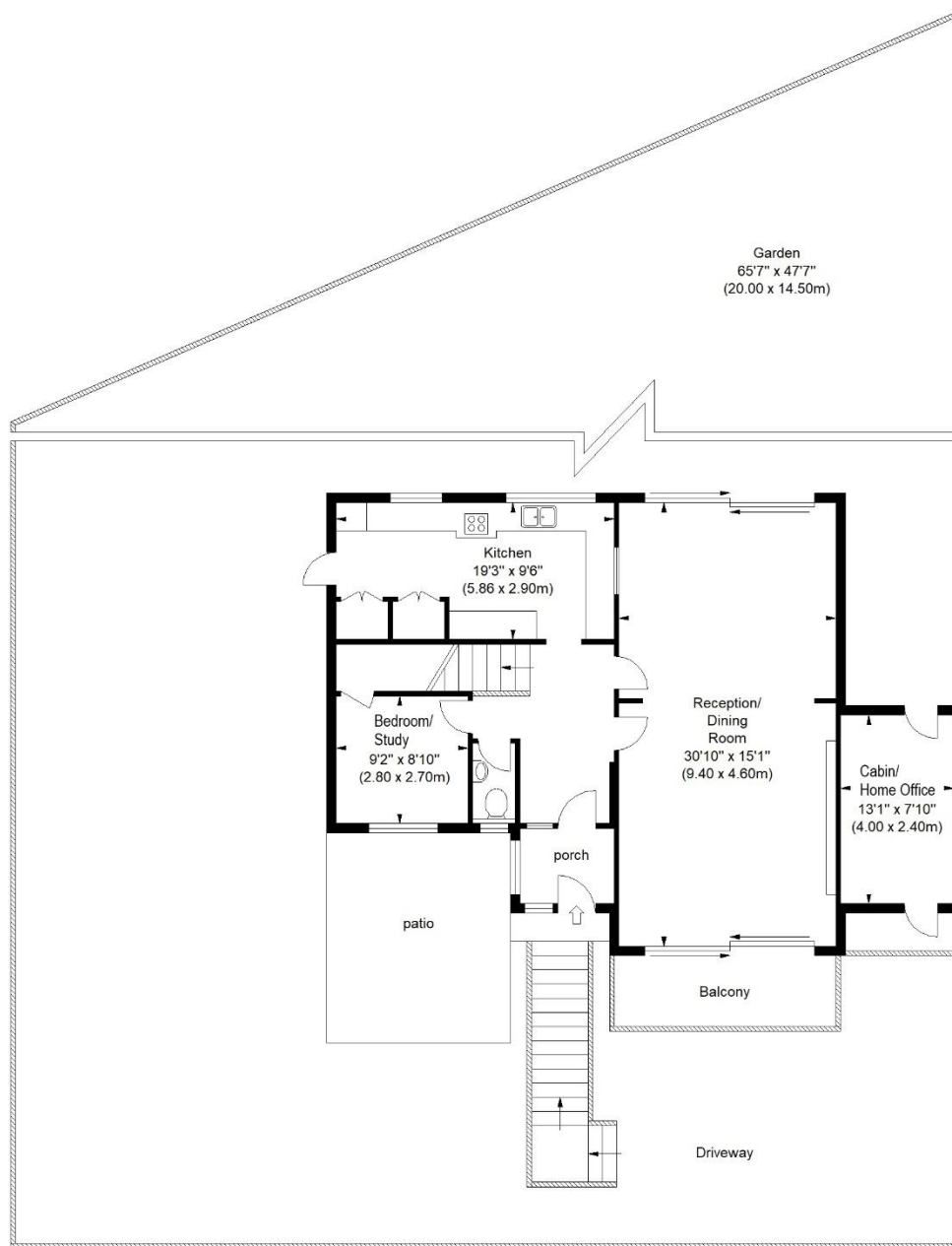










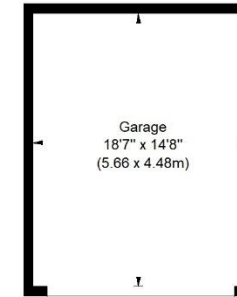


Ground Floor

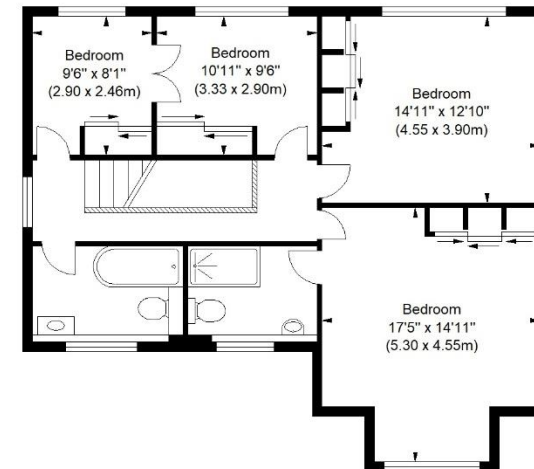
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

Hollingsworth Road  
Approximate Gross Internal Area  
1922 sq ft / 178.59 sq m  
(Including Home Office & Excluding the Garage)



Ground Floor

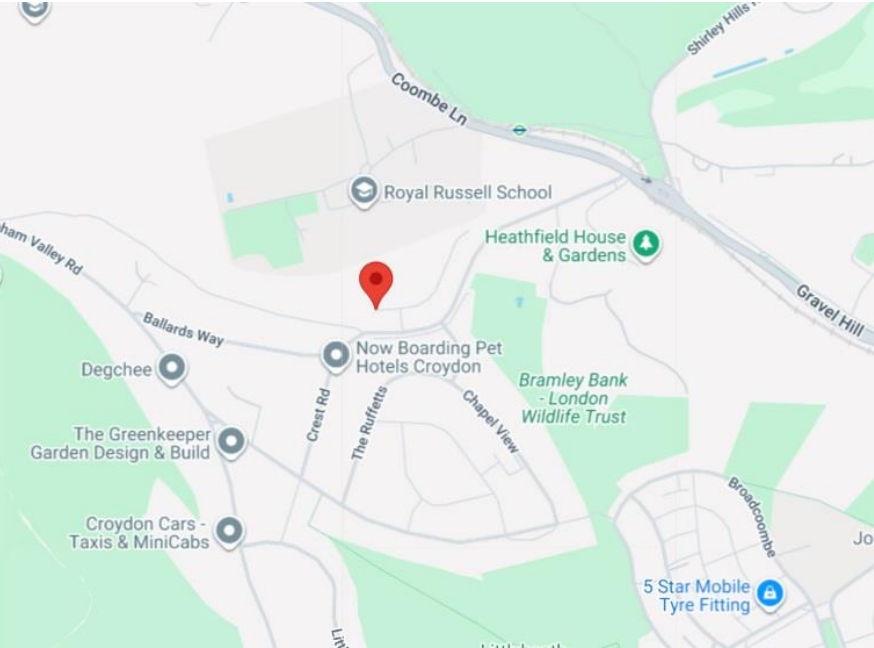


First Floor

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FOUR BEDROOMS + STUDY/BEDROOM FIVE
- ❖ TWO BATHROOMS + DOWNSTAIRS WC
- ❖ DETACHED HOUSE WITH LARGE DRIVEWAY & DOUBLE GARAGE
- ❖ DESIRABLE QUIET CUL-DE-SAC WITH ELEVATED VIEWS
- ❖ LARGE WRAP AROUND GARDEN WITH SOUTH FACING TERRACES
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT + AIR CONDITIONING
- ❖ ADDITIONAL GARDEN CABIN/OFFICE WITH POWER & HEATING
- ❖ PRIVATE LOCATION BACKING ONTO WOODLAND
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS (PRIVATE & STATE)
- ❖ EPC EER C



**\*\* Secluded Location with Stunning Views \*\* Large Driveway & Double Garage \*\* Wrap Around Garden with Three South Facing Terraces \*\*** A beautifully presented four/five bedroom detached house situated at the end of this quiet cul-de-sac in the leafy South Croydon/Shirley Hills area; and conveniently located close by to the Coombe Road tram stop and several local bus routes.

This bright & spacious home has been refurbished to an excellent standard by the present owners. The house has gas central heating; it is fully double glazed and features air-conditioning on both the first & second floors. Additionally, the house has an abundance of fitted storage, there are two bathrooms on the first floor and a downstairs WC. Externally, the property boasts a double garage, a large driveway, there are three south facing terraces and a sizeable landscaped wrap around garden that backs onto woodland.

The accommodation to the ground floor comprises a generous double glazed porch entrance, a spacious entrance hallway, a downstairs WC, bedroom five/study, an exquisite 30' dual aspect lounge/dining room with patio & garden access; and a 19' luxury fitted kitchen. Accessed to the side of the house is a garden cabin/office which is fully powered, has heating and its own private terrace. To the first floor, the accommodation comprises two large double bedrooms (one with an en-suite shower room), two further bedrooms, a bright landing with loft access and a luxury three-piece family bathroom suite.

Furthermore, this property sits within a wonderfully green part of the borough with an abundance of open green spaces, golf courses and woodland nearby to explore. The local Tram stop provides a fast and reliable connection to East Croydon train station, and the bus routes provide a quick connection to South Croydon train station. In our opinion this property would make a fantastic family home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 83 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |