

FOLKLANDS



CROYDON ROAD, CROYDON
GUIDE PRICE £535,000











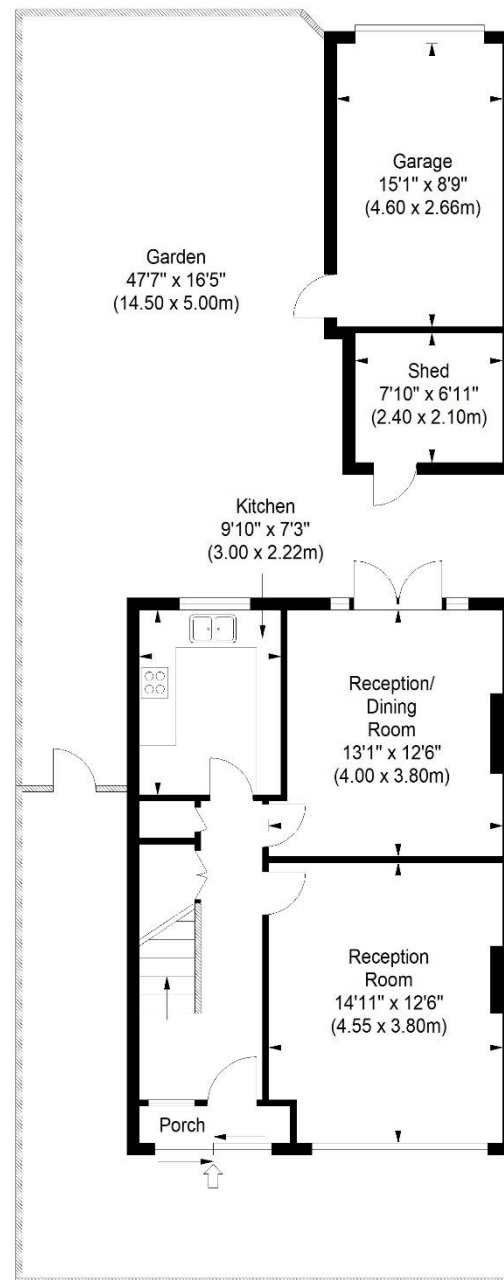




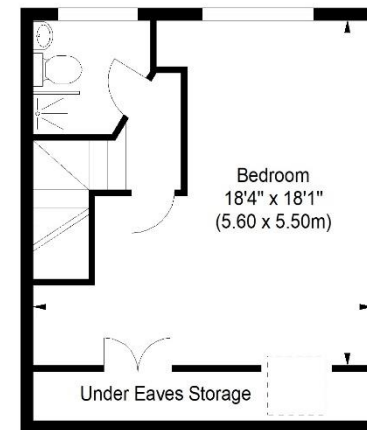


Croydon Road

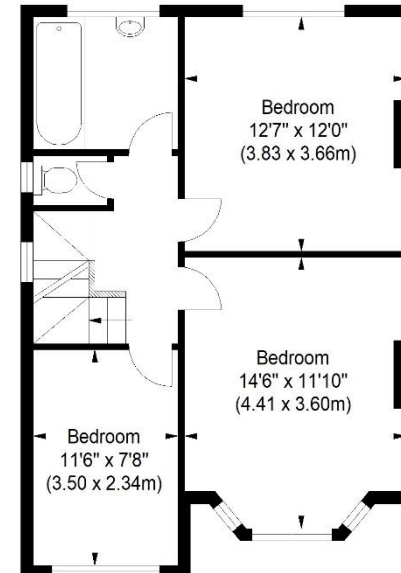
Approximate Gross Internal Area
1533 sq ft / 142.42 sq m
(Excluding the Garage)



Ground Floor



Second 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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FOUR BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ WELL-PRESENTED THROUGHOUT
- ❖ NEW KITCHEN & TWO MODERN BATHROOMS
- ❖ SOUTH WEST FACING REAR GARDEN
- ❖ 0.2 MILES FROM WADDON TRAIN STATION
- ❖ GARAGE (TO THE REAR OF THE PROPERTY)
- ❖ 1533 SQFT
- ❖ EPC EER D



**** Chain Free ** South West Facing Rear Garden **** A well-presented four-bedroom semi-detached house situated within this popular location, conveniently positioned only 0.2 miles from Waddon train station and moments away from a plethora of local bus routes.

This spacious home enjoys good decor throughout; it is fully double glazed and has gas central heating via a new combi-boiler installed in February 2025. With 1533 SQFT, the property is arranged over three floors and has generously proportioned rooms. Externally, the property is elevated from the roadside, it has side access, a garage that is accessible from the rear and it features a low maintenance South West facing rear garden.

The accommodation to the first & second floor comprises a large loft-extended bedroom with eaves storage & separate shower room, two further sizeable double bedrooms, a family bathroom suite with separate WC and an 11'6 x 7'8 fourth bedroom/home office. To the ground floor there is a generous entrance hallway with understairs storage, a large living room, a separate dining room with direct garden access and a newly fitted kitchen.

Furthermore, this property sits moments away from an array of local shops, is nearby the Waddon leisure centre and is a short walk from the plethora of retail stores on the Purley Way, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. The property is also nearby to a number of highly regarded schools (Primary & secondary), including Wilsons, Wallington boys & Wallington girls grammar schools and the local Harris Academy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		