

FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON

GUIDE PRICE £450,000





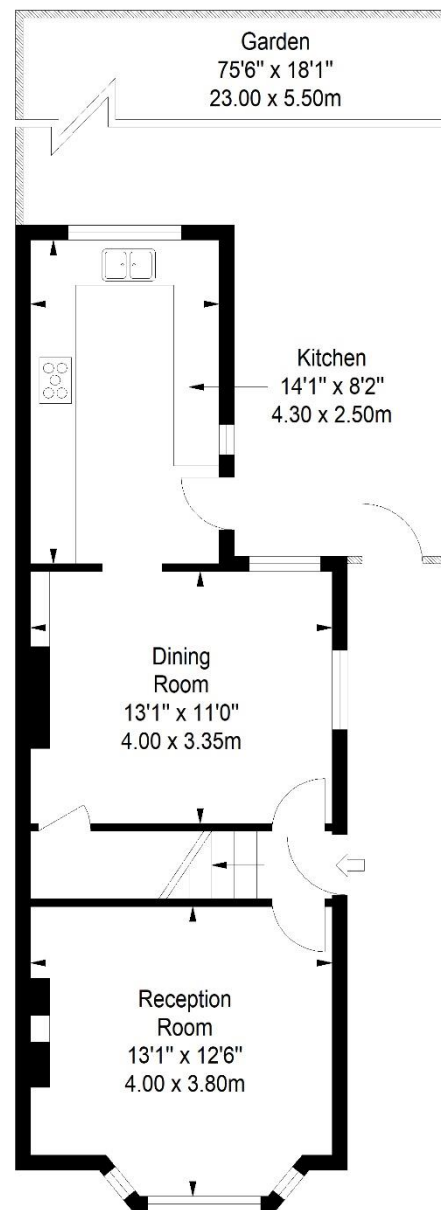




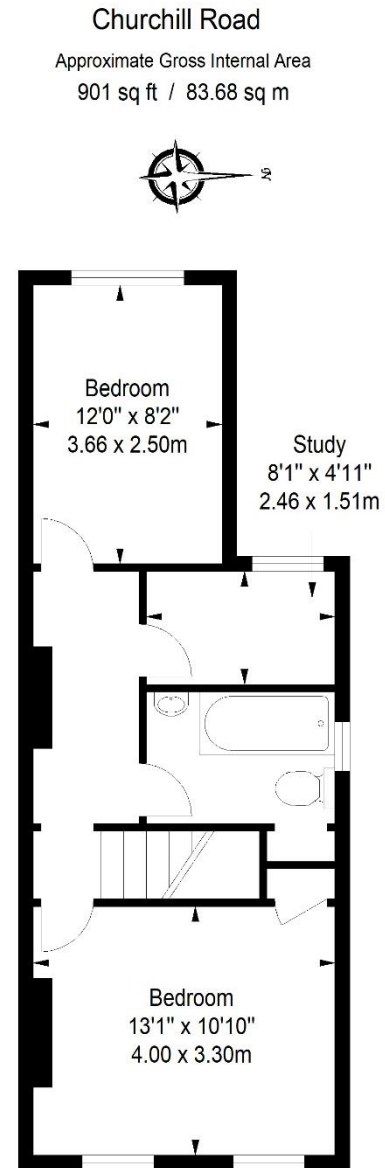








Ground Floor



First Floor

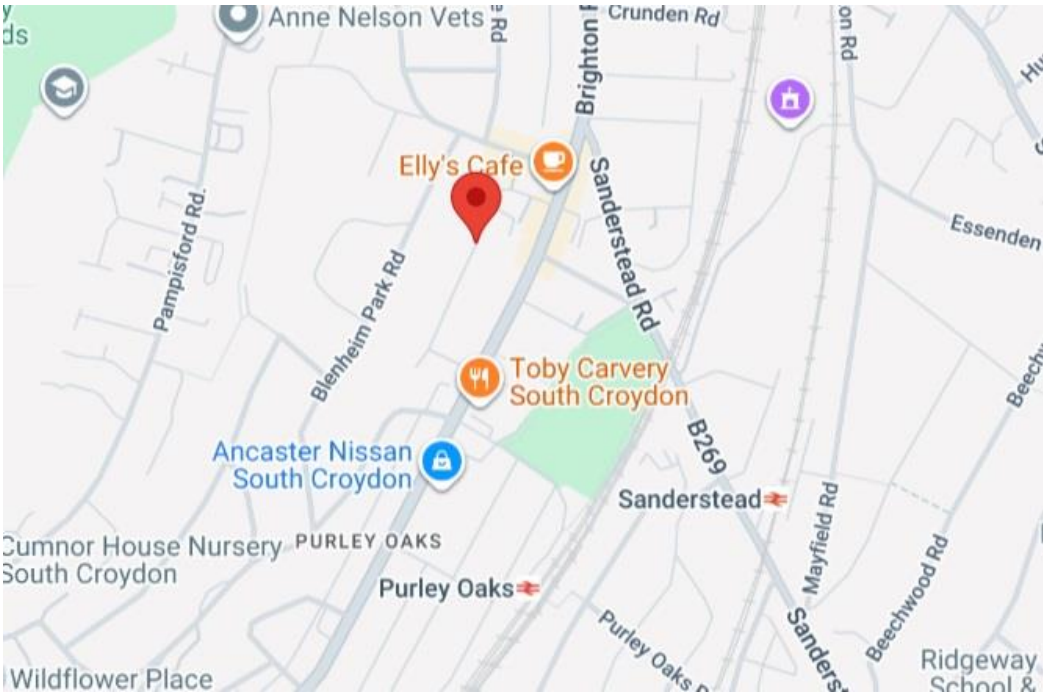
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ BONUS NURSERY/STUDY
- ❖ SEMI-DETACHED HOUSE WITH SIDE ACCESS
- ❖ LARGE WESTERLY FACING PRIVATE REAR GARDEN
- ❖ EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 901 SQFT OF FLOOR SPACE
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ EPC F E R E



**** Bonus Nursery/Study **** An exceptionally well presented two double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.3 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station, which provide direct services to both London Bridge & Victoria stations.

This bright & spacious home enjoys a stylish design throughout with excellent decor, there is gas central heating, and the property is fully double glazed. Notable features include fitted window shutters to the front & bedrooms, hard flooring throughout, designer radiators and ample fitted storage. Externally, there is a neat front garden, side access and a smartly landscaped westerly facing rear garden which offers excellent entertainment spaces.

The accommodation comprises a full width main bedroom, a further double bedroom, a stylish three-piece bathroom suite with shower over bath, a separate nursery/study, a bay-fronted living room with feature fireplace & fitted cabinets, a large dining room with understairs storage and a 14'1 x 8'2 contemporary fitted kitchen with direct access to the rear garden.

Furthermore, this property sits moments away from a wide range of local conveniences, a number of bus routes to both Croydon & Purley town centres and is a short walk from the local parks.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		