

FOLKLANDS



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KNIGHTON CLOSE, SOUTH CROYDON

GUIDE PRICE £500,000















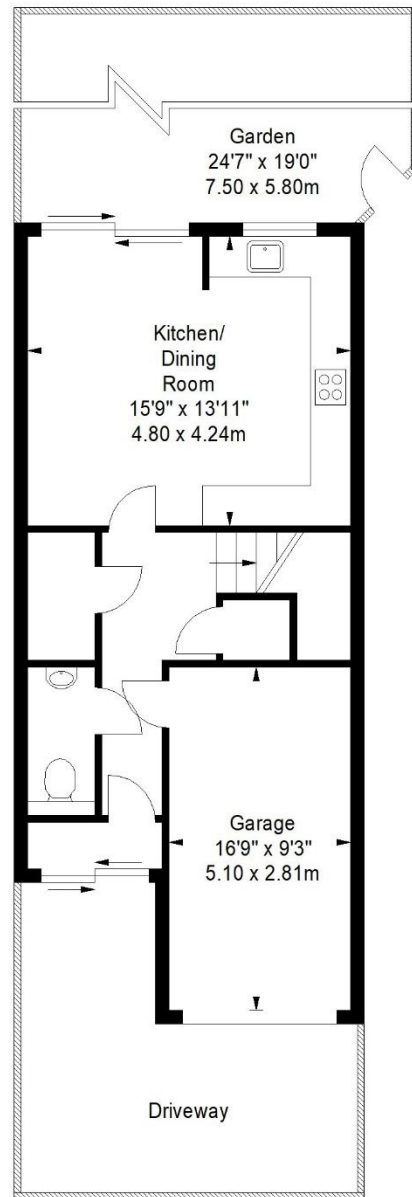
Knighton Close

Approximate Gross Internal Area (Excluding the Garage)

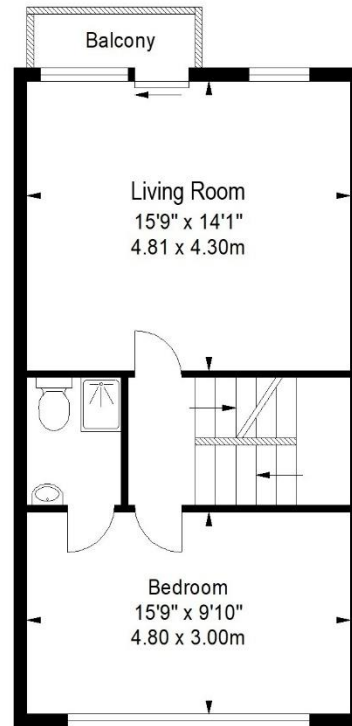
1364 sq ft / 126.70 sq m

Approximate Gross Internal Area (Including the Garage)

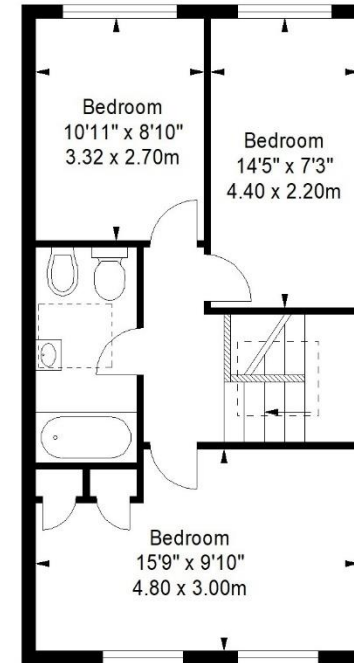
1518 sq ft / 141.03 sq m



Ground Floor



First Floor



Second Floor

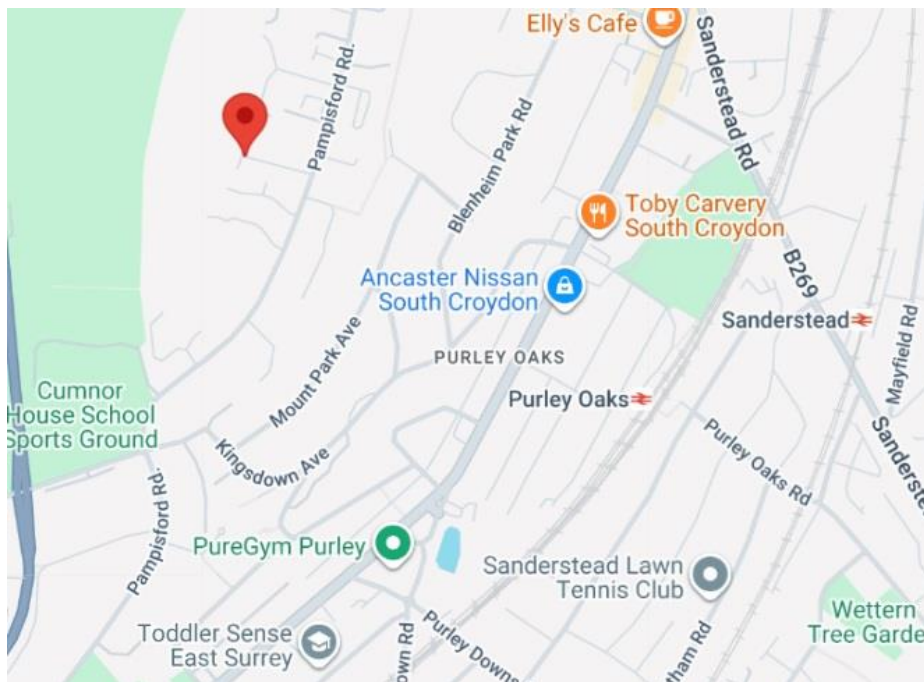
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 - END-OF-TERRACE TOWNHOUSE
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ CHAIN FREE - QUIET RESIDENTIAL
- ❖ INTEGRAL GARAGE & DRIVEWAY
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ BACKING ONTO PLAYING FIELDS
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER D



**** Chain Free **** A well-presented four-bedroom end-of-terrace townhouse situated at the end of this quiet cul-de-sac, conveniently located 0.5 miles from Purley Oaks train station, 0.7 miles from Sanderstead train station, and approximately one mile from Purley mainline station & town centre.

This bright & spacious home is arranged over three floors; It offers flexible accommodation, benefits from off-road parking and has pleasant views to the rear over open playing fields. The house enjoys a westerly facing rear garden with side access; it is fully double glazed and has gas central heating. Additionally, there is an integral garage that could be converted into extra living space (Subject to the usual permissions).

The accommodation comprises a main bedroom with en-suite shower room, three further bedrooms (One with fitted wardrobe cupboards), a large four-piece family bathroom suite, a 15'9 x 14'1 living room with balcony, a porch entrance, a downstairs WC, ample hallway storage and a large kitchen/ dining room with patio doors leading onto the private rear garden.

Furthermore, this property sits within close proximity to several well regarded primary & secondary schools and within walking distance to a wide range of shops, cafes and restaurants in both Purley town centre and South Croydon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		