

FOLKLANDS

COOMBE ROAD, CROYDON

GUIDE PRICE £250,000

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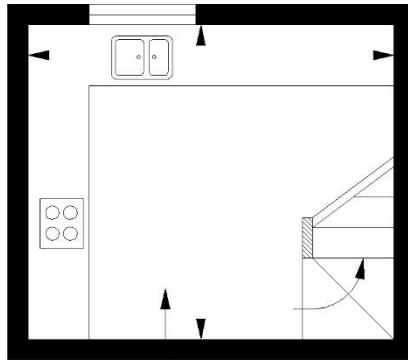






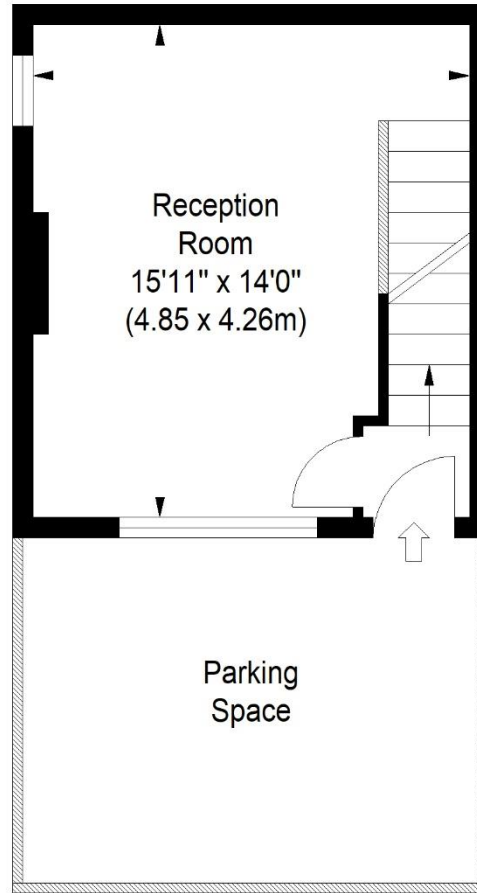
Coombe Road

Approximate Gross Internal Area
581 sq ft / 53.96 sq m

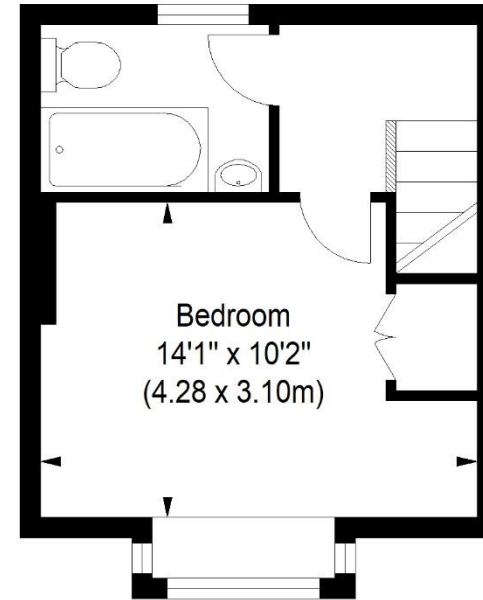


Kitchen/
Dining
Room
11'10" x 10'2"
(3.60 x 3.10m)

Lower Ground Floor



Ground Floor

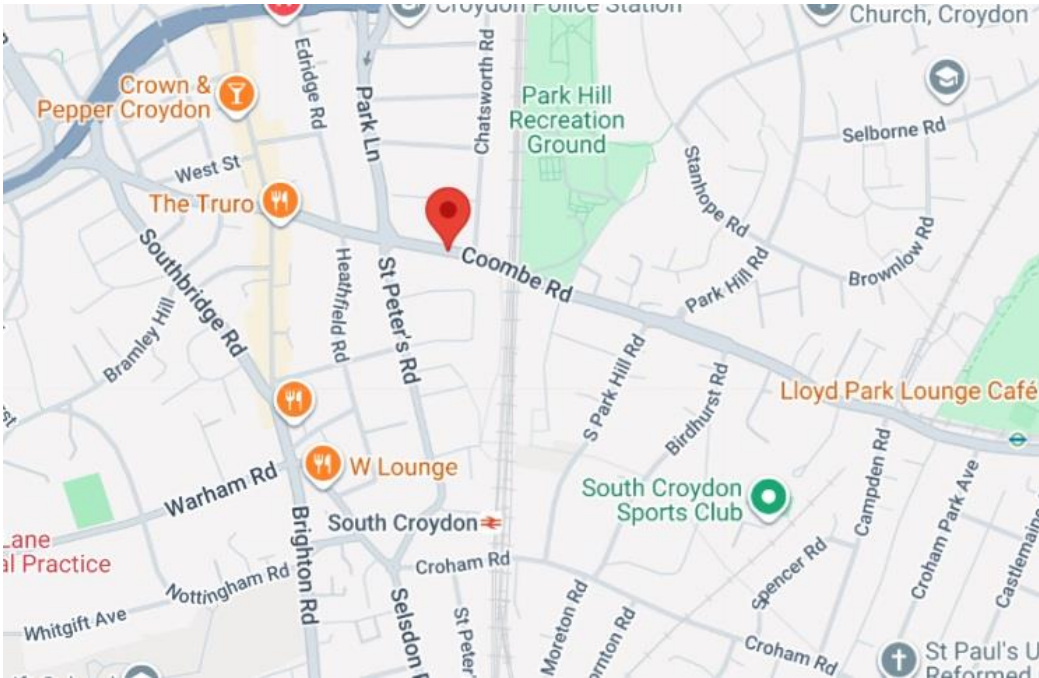


First Floor

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

- ❖ ONE DOUBLE BEDROOM
- ❖ FREEHOLD HOUSE
- ❖ ARRANGED OVER THREE FLOORS
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ CHAIN FREE
- ❖ KITCHEN/DINING ROOM
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 581 SQFT OF FLOOR SPACE
- ❖ EPC EER D



**** Chain Free **** A one double bedroom freehold house situated within a popular residential area, conveniently located only 0.3 miles from South Croydon train station and 0.6 miles from East Croydon train station.

Arranged over three floors, this spacious property offers 581 SQFT of floorspace, it is fully double glazed and has gas central heating. Externally, there is off-road parking for one car on the driveway.

The accommodation comprises a kitchen/dining room to the lower floor, a living room on the ground floor and to the top floor there is a double bedroom (with fitted wardrobe cupboard) & a three-piece bathroom suite with shower over bath. Additionally, there is access to a loft space for added storage.

Furthermore, the property sits almost opposite the entrance to Park Hill Park, it is a short walk from the open green spaces of Lloyd Park and is close by to an abundance of local shops, cafes & restaurants in South Croydon. We feel that this property will make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		