

FOLKLANDS



GREENSIDE ROAD, WEST CROYDON

GUIDE PRICE £300,000









Light wood upper cabinet with a silver handle.

Light wood upper cabinets with silver handles.

Stainless steel range hood with a glass front panel.

Morphy Richards microwave oven.

Black gas stove with four burners.

Black toaster oven.

Black electric kettle.

Black toaster.

Window with a view of the outdoors, featuring a brick wall and a green pipe.

Black sink with a chrome faucet.

Round wooden cutting board.

Bottle of olive oil.

Box of M&F Champagne.

Black oven with a digital display showing 12:22.



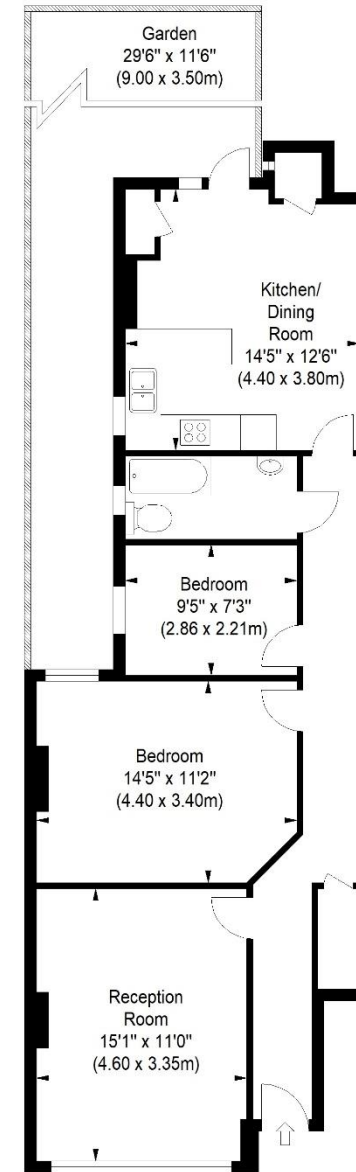






Greenside Road

Approximate Gross Internal Area
801 sq ft / 74.42 sq m



Ground Floor

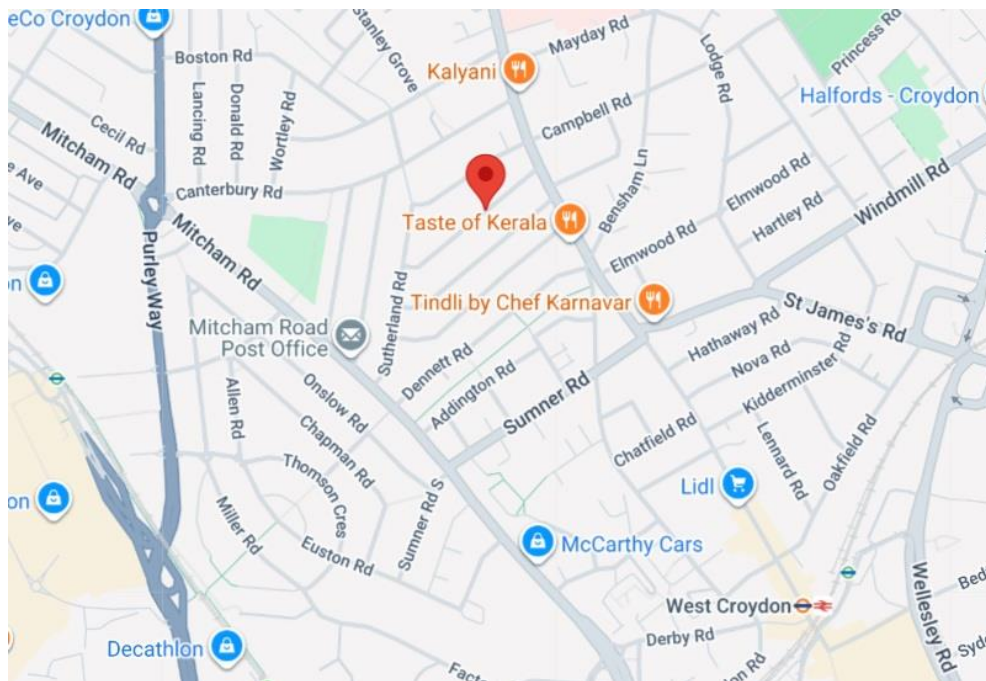
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM
- ❖ GROUND FLOOR MAISONETTE
- ❖ PRIVATE REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE RECEPTION ROOM & KITCHEN/ DINING ROOM
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ 123 YEAR LEASE
- ❖ NO GROUND RENT & NO FIXED SERVICE CHARGE
- ❖ EPC EER C



**** Chain Free **** A superbly presented two-bedroom garden maisonette situated within this quiet residential road, conveniently located 0.6 miles from West Croydon train station and moments from an abundance of local bus routes. This spacious property boasts 801sqft of floor space, it has a lease with circa 123 years balance and there is no ground rent or fixed services charges.

Having been updated by the present owner, the property features a brand-new kitchen & bathroom, it is fully double glazed and has gas central heating. Additionally, it has a private entrance and a well-fenced private rear garden.

The accommodation comprises a large principal bedroom, a second bedroom, a 15'1 x 11' reception room, ample hallway storage, a stylish three-piece bathroom suite with shower over-bath and a beautifully appointed kitchen/ dining room with direct access to the rear garden.

Furthermore, this property sits moments away from an abundance of local conveniences and is less than one mile from Croydon town centre with its plethora of shops, cafes, and restaurants. 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		