

FOLKLANDS



FEATHERBED LANE, CROYDON

GUIDE PRICE £775,000

















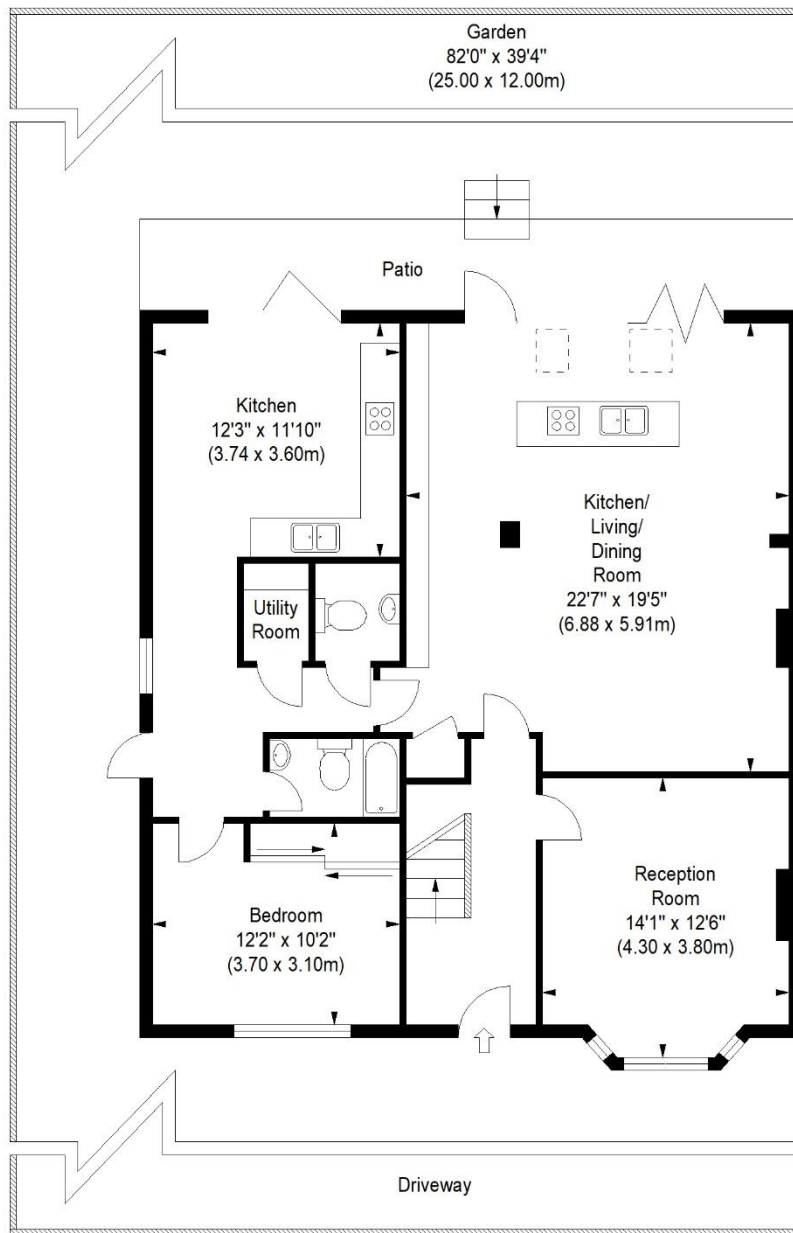




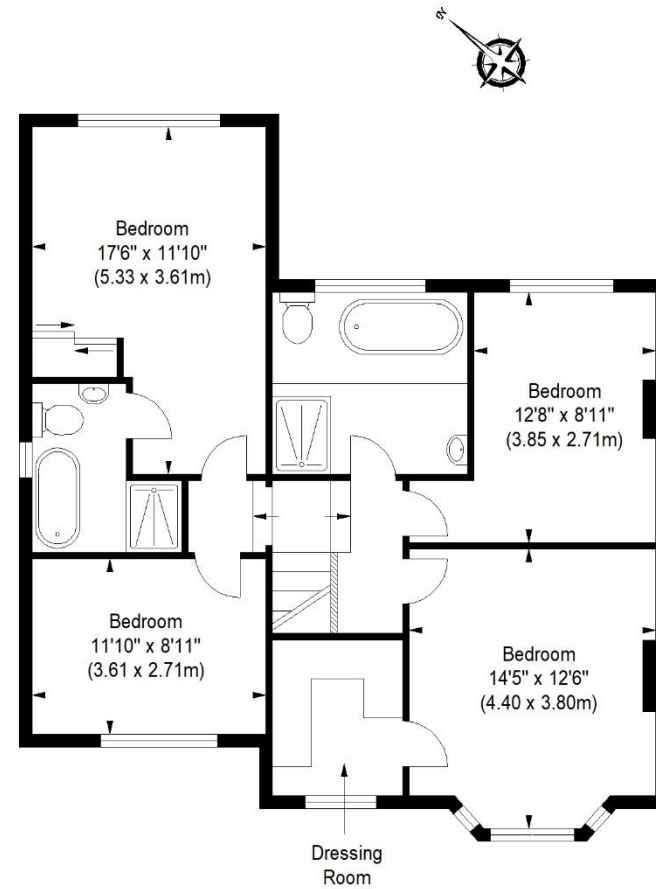


Featherbed Lane

Approximate Gross Internal Area
2022 sq ft / 187.86 sq m



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

- ❖ FIVE DOUBLE BEDROOM & THREE BATHROOM
- ❖ SEMI-DETACHED HOUSE - 2022 SQFT
- ❖ LARGE LANDSCAPED REAR GARDEN
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ SELF-CONTAINED ANNEXE
- ❖ 22' X 19' EXTENDED KITCHEN/DINING ROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ EPC EER C



A superbly presented five double bedroom semi-detached house situated within this particularly green tree lined residential road, which conveniently sits only 0.4 miles from the local tram stop and only a few minutes' walk to a collection of local shops and cafes.

Having been extended over two floors to the side and across the rear, this expansive home offers over 2000 SQFT of floorspace and boasts a flexible accommodation to suit many different needs. Notable features include a full self-contained one-bedroom annexe with private entrance & garden access, three full bathrooms & a downstairs WC, an incredibly large kitchen/family room with bi-folding doors and an 82' landscaped rear garden. Other features include underfloor heating across the kitchen/family room (and 2 bathrooms), fully double glazed, gas central heating, fitted shutters in all bedrooms & the lounge and an excellent energy rating. Externally, there is off-road parking on the driveway for two cars, side access and a beautifully landscaped rear garden that extends to 82'. The rear garden features a large entertainment desk with electric awning, a sizeable lawn, a BBQ area with pergola and a rich collection of mature shrubs & trees making it particularly private.

The accommodation to the first floor comprises four double bedrooms (One with a walk-in dressing room), two luxury four-piece bathroom suites with free-standing baths & separate shower cubicles (One en-suite), a generous landing area and loft access. To the ground floor, the main house comprises a spacious entrance hallway, a bay-fronted living room, and a 22' x 19' kitchen/lounge/dining room with bi-folding doors and a stylish fitted kitchen. The annexe comprises a double bedroom with fitted wardrobes, a three-piece bathroom suite, a utility room & further WC and a kitchen/ living room with bi-folding doors leading onto the rear garden.

Furthermore, the property sits within a short distance to several well-regarded primary & secondary schools and nearby to John Ruskin college. With the property being sat almost on the edge of the countryside there is also easy access to local golf clubs and popular country pubs. We feel that this property would make an excellent family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		