

FOLKLANDS



CROHAM ROAD, SOUTH CROYDON

GUIDE PRICE £325,000











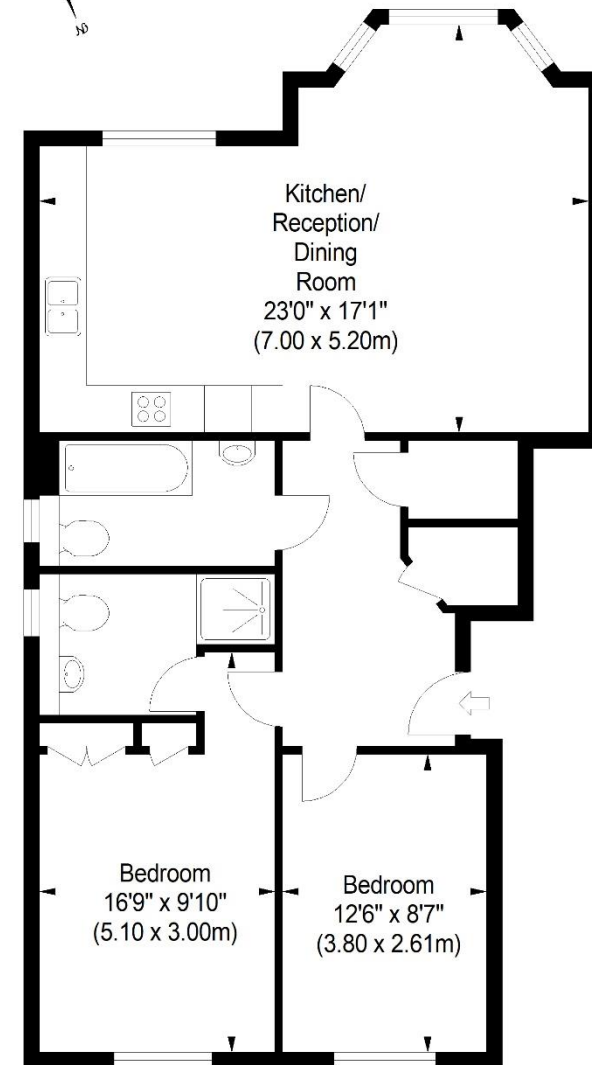




Cranbrook Court

Approximate Gross Internal Area

810 sq ft / 75.24 sq m



First Floor

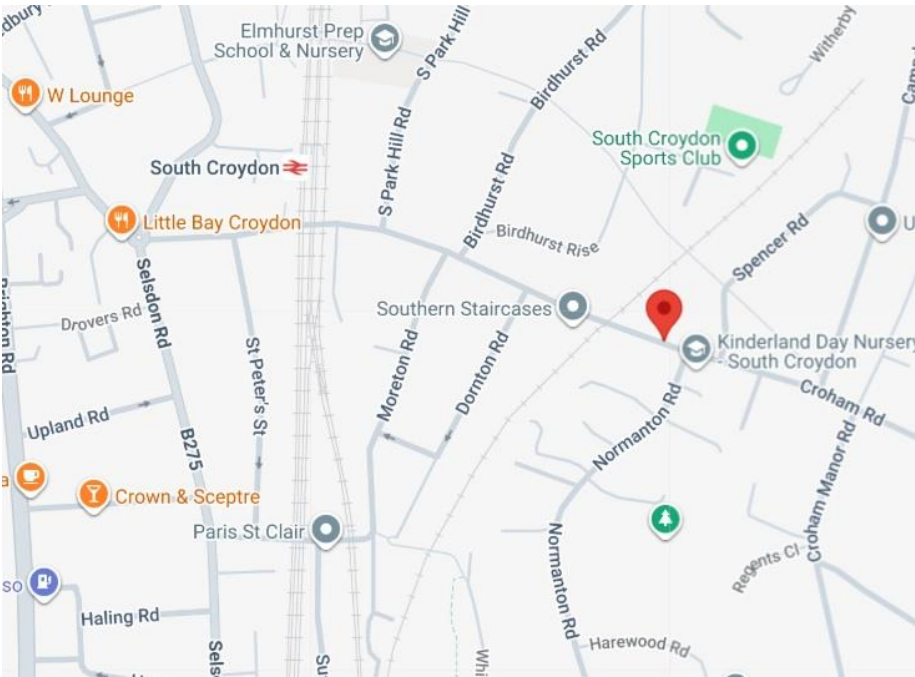
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 + TWO BATHROOMS
- ❖ FIRST FLOOR PURPOSE BUILT FLAT
- ❖ ALLOCATED OFF-ROAD PARKING BAY
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM LLOYD PARK TRAM STOP
- ❖ 810 SQFT
- ❖ 23' X 17' KITCHEN/RECEPTION ROOM
- ❖ EPC EER C



**** 810 SQFT of Floor Space ** Allocated Off-Road Parking Bay **** A particularly bright & spacious two double bedroom first floor purpose built flat situated within this desirable residential area, conveniently located only 0.3 miles from South Croydon train station & 0.4 miles from Lloyd Park Tram stop.

Forming part of this well-maintained development, this bright & spacious apartment boasts thermostatically controlled underfloor heating, it has a strong energy rating, it is fully double glazed and enjoys window shutters in the kitchen & living room areas. Additionally, the property benefits from an allocated off-road parking space, there is excellent decor throughout and ample storage.

The accommodation comprises two double bedrooms, an en-suite shower room, a modern three-piece bathroom suite with shower over-bath, a generous entrance hallway with large storage cupboard and a large 23' x 17'1 bay-fronted kitchen/lounge/dining room.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park (With its fantastic Lounge Cafe), Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. For families, there is an excellent choice of local schools (primary & secondary) & nurseries, including the highly regarded Coombe Wood senior school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		