FOLKLANDS

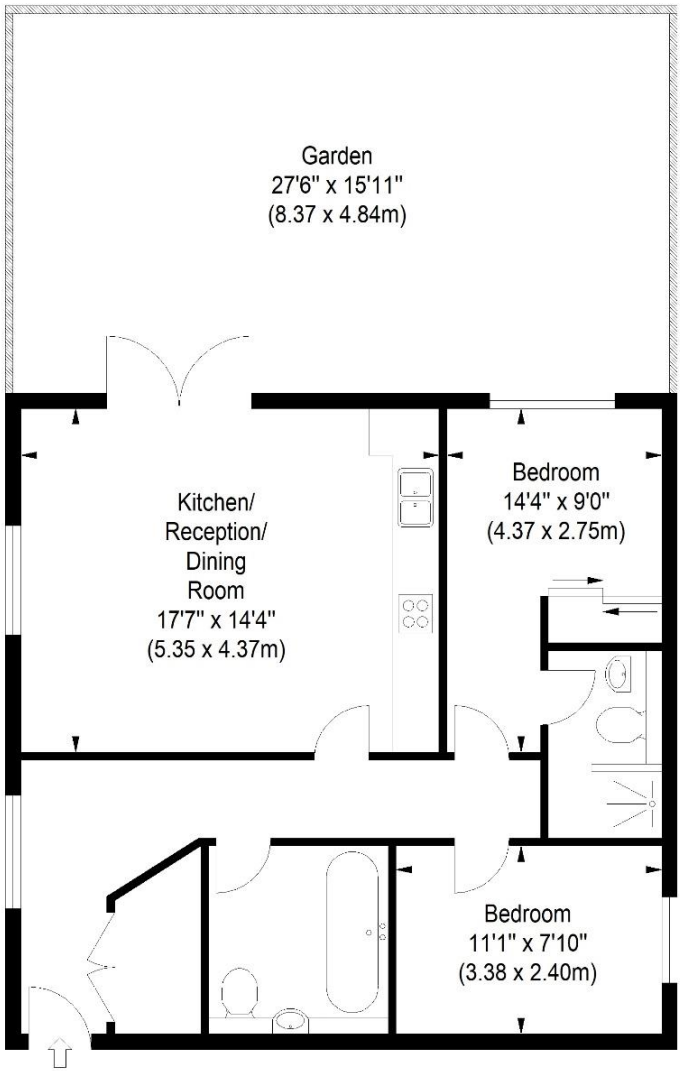
West Hill, South Croydon

Guide price £300,000

West Hill

Approximate Gross Internal Area

706 sq ft / 65.60 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

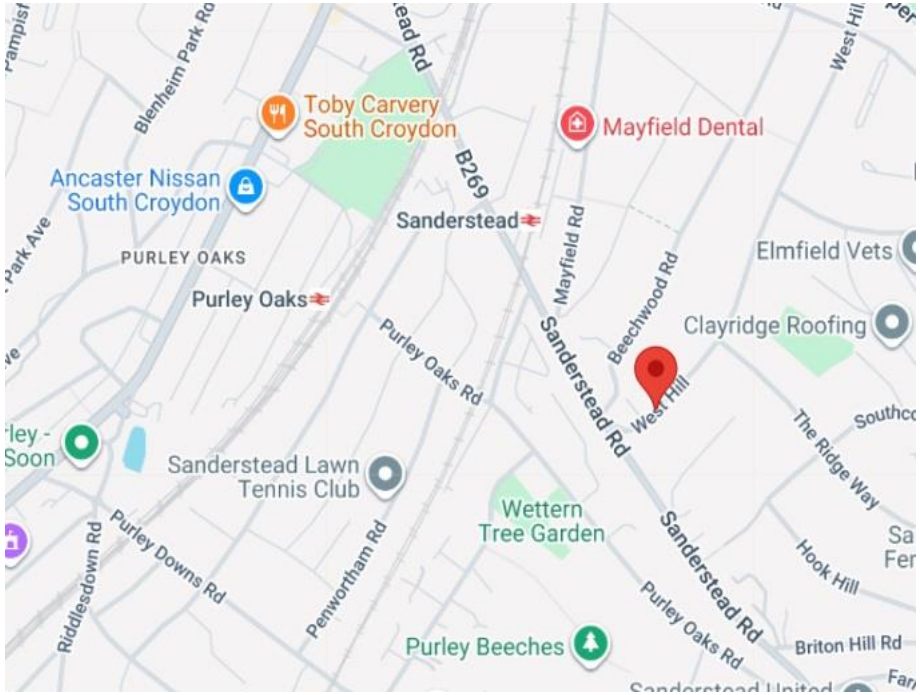
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- Two Bedrooms & Two Bathrooms
- Ground Floor Apartment
- Private Rear Garden
- Newly Built in 2016
- Allocated Parking Space
- Well Presented Throughout
- 0.2 Miles from Sanderstead Train Station
- 0.4 Miles from Purley Oaks Train Station
- Excellent Local Amenities
- EPC EER B



A well-presented two bedroom & two-bathroom ground floor garden flat forming part of this modern apartment block which was built in 2016. Situated within this desirable residential area, the property is conveniently located only 0.2 miles from Sanderstead train station & 0.4 miles from Purley Oaks train station.

This bright & spacious apartment enjoys a favourable position within the development; it is fully double glazed and features underfloor heating. Externally, the property benefits from a private rear garden and has an allocated parking bay.

The accommodation comprises a main bedroom with fitted wardrobes & an en-suite shower room, a second bedroom, a three-piece family bathroom with shower over-bath, a generous entrance hallway with large utility cupboard and a 17'7 x 14'4 living room with a contemporary fitted kitchen & direct access onto the private rear garden.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens and is within an easy reach of both Purley & Croydon town centres.

These details have been prepared and issued in faith and do not constitute representation of fact or form part of any offer or contract. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances.