

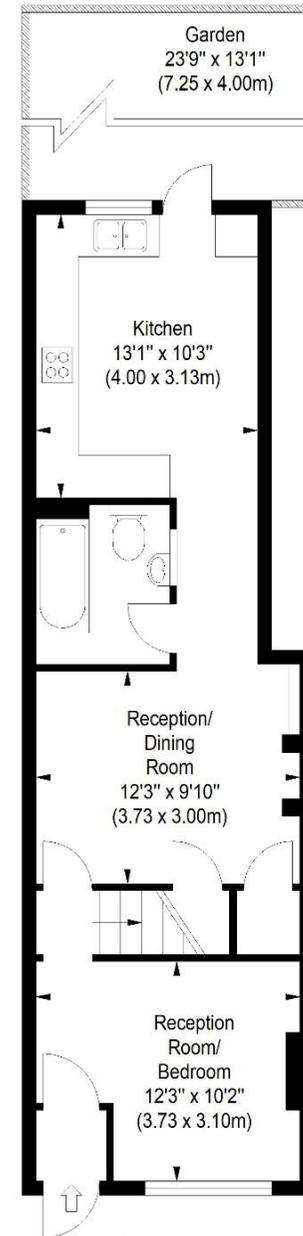
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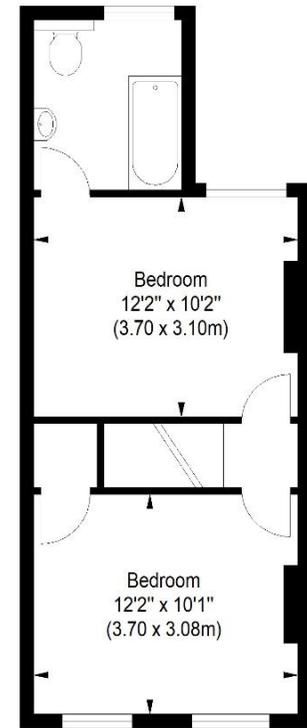
GLADSTONE ROAD, CROYDON
GUIDE PRICE £365,000







Ground Floor



First Floor

Gladstone Road
Approximate Gross Internal Area
861 sq ft / 80.00 sq m



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

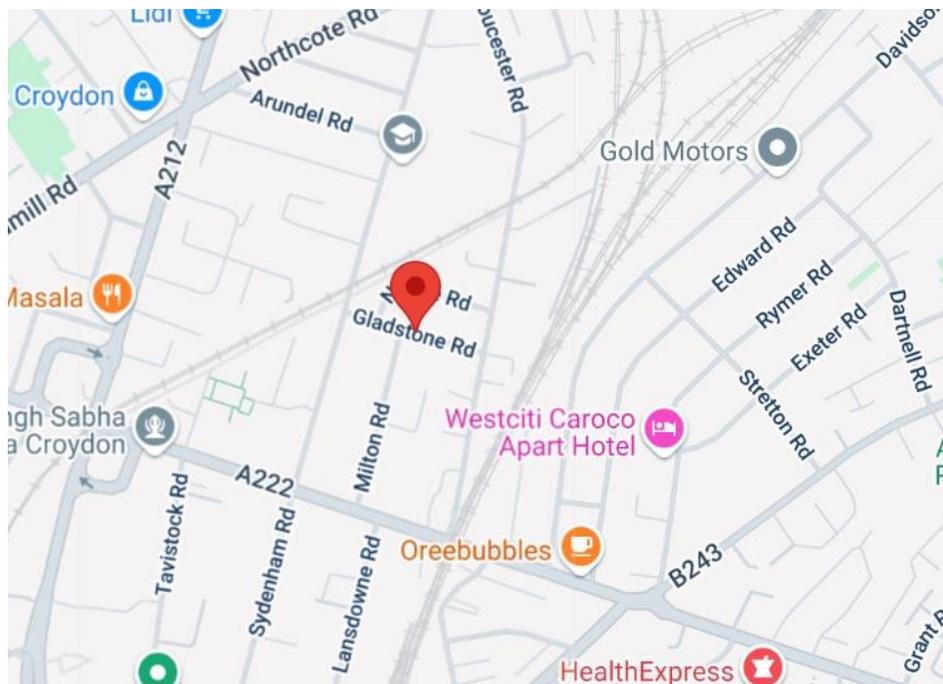
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL





- ❖ TWO DOUBLE BEDROOM
- ❖ PERIOD TERRACED HOUSE
- ❖ SOUTH FACING REAR GARDEN
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ WELL DECORATED THROUGHOUT
- ❖ EXTENDED KITCHEN
- ❖ TWO BATHROOMS
- ❖ 0.6 MILES FROM SELHURST TRAIN STATION
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER C



**** Chain Free ** South Facing Rear Garden **** A two double bedroom period terraced house, situated within this ultra convenient location, which sits only 0.6 miles from Selhurst, West Croydon and East Croydon train stations; providing a phenomenal choice of commuting options.

This bright & airy home enjoys good decor, has newly laid flooring throughout the house and boasts a low maintenance south facing rear garden with synthetic grass. Additionally, the property is fully double glazed and has gas central heating.

The accommodation comprises two double bedrooms, an en-suite bathroom to the first floor, two separate reception rooms, a further three-piece bathroom suite to the ground floor and a 13'1 extended kitchen with direct access through to the garden.

Furthermore, this property sits nearby to a plethora of local conveniences and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		