

FOLKLANDS

BIRDHURST ROAD, SOUTH CROYDON

GUIDE PRICE £280,000







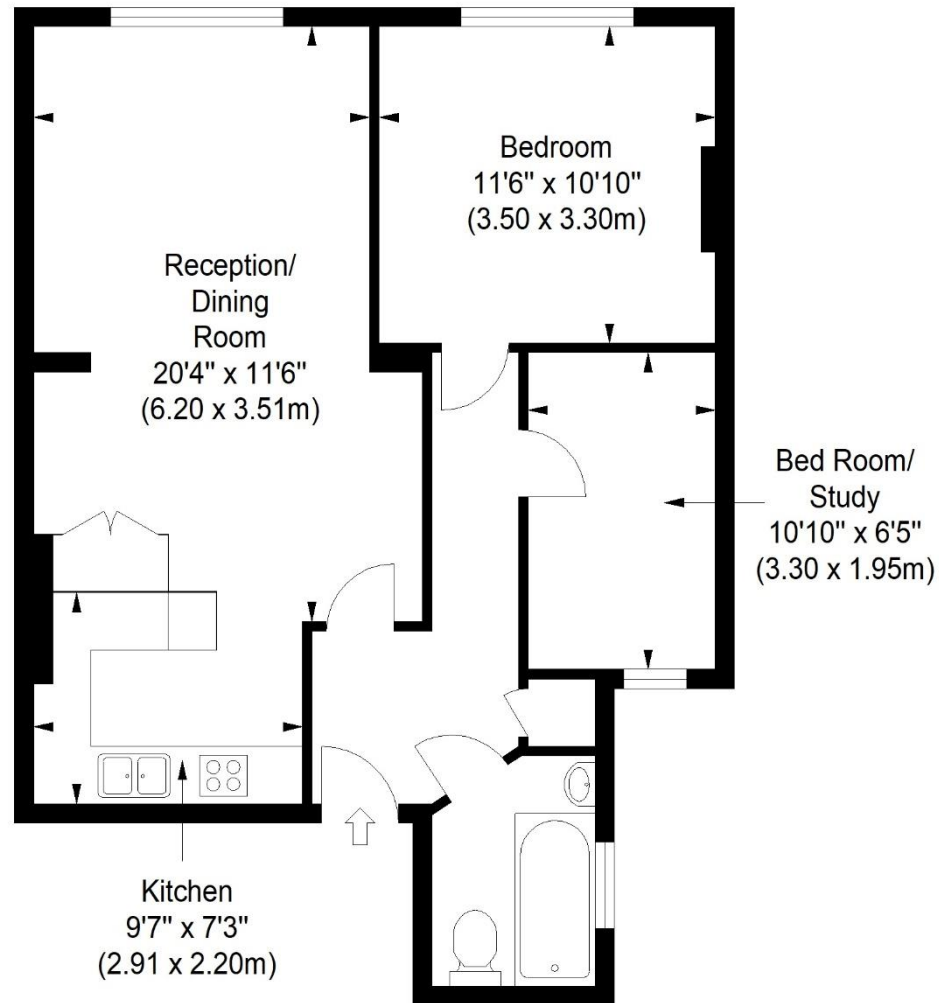




Birdhurst Road

Approximate Gross Internal Area

635 sq ft / 58.99 sq m



First Floor

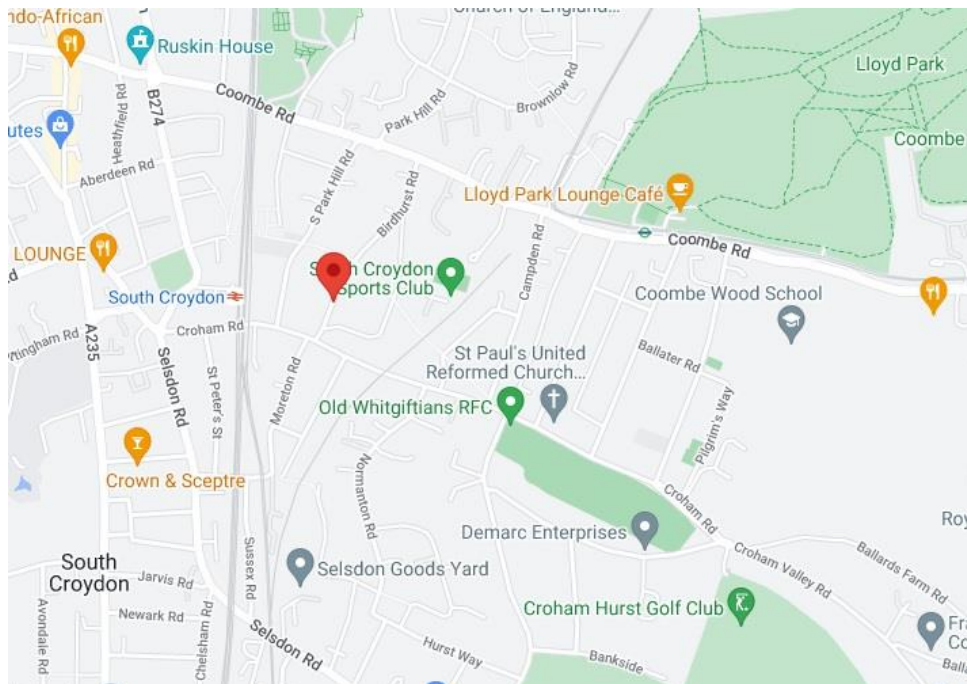
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 BEDROOM - CHAIN FREE
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ ULTRA LONG LEASE WITH 900+ BALANCE
- ❖ OFF-ROAD PARKING FOR ONE CAR
- ❖ WELL PRESENTED THROUGHOUT
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LARGE LOUNGE/DINING ROOM
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER C



**** Chain Free ** Allocated Off-Road Parking Space **** A well-presented two-bedroom first floor conversion flat situated within this desirable residential area, conveniently located only 0.1 miles from South Croydon train station (20 mins from London Bridge & 28 mins from Victoria station), nearby several local bus routes and a short walk from Lloyd Park Tram stop.

This bright & airy property enjoys good decor throughout; it is fully double glazed and has gas central heating. Additionally, there is an ultra-long lease with over 900 years balance, a peppercorn ground rent and an allocated off-road parking space.

The accommodation comprises one double bedroom, a second bedroom/ home office, a smart three-piece bathroom suite with shower over-bath, a generous entrance hallway, a semi open-plan fitted kitchen with excellent storage and a 20' lounge/dining room.

Furthermore, this property sits close by to a wide range of local conveniences, with an excellent choice of restaurants, popular coffee shops/ delis, and a great array of local pubs. It is also walking distance to the beautiful green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods. For the sportier types, South Croydon sports club is two roads away (for tennis & Badminton), there are several lawn tennis clubs in the local vicinity and numerous golf clubs throughout the borough. In our opinion this property would make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		