

FOLKLANDS



PARK HILL RISE, CROYDON

GUIDE PRICE £800,000



Ridge
Cottage

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Cottage



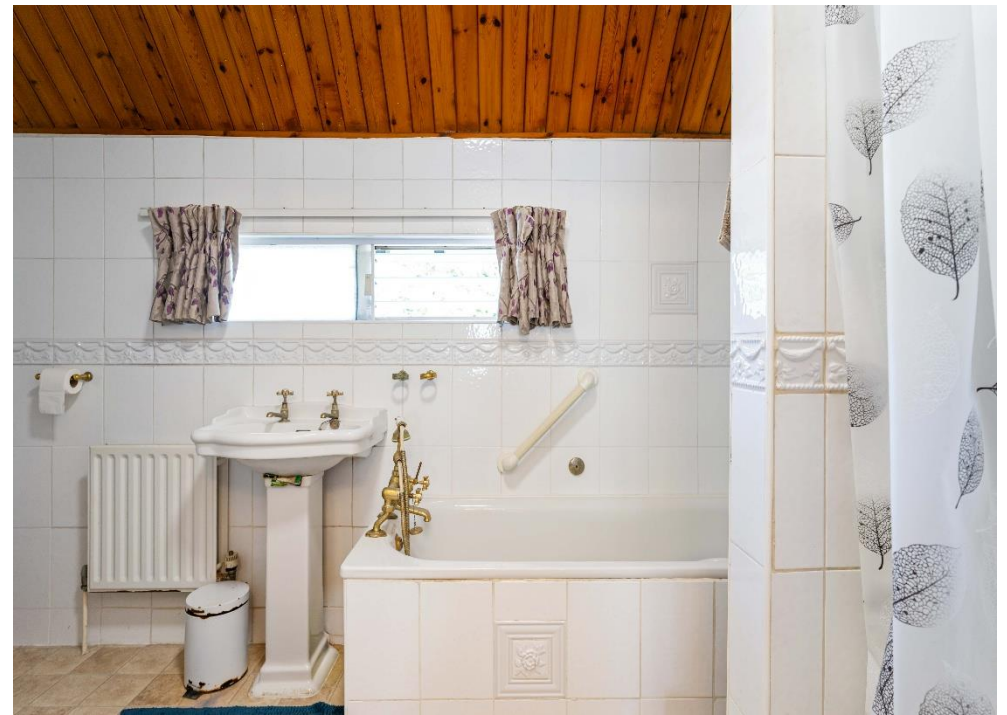












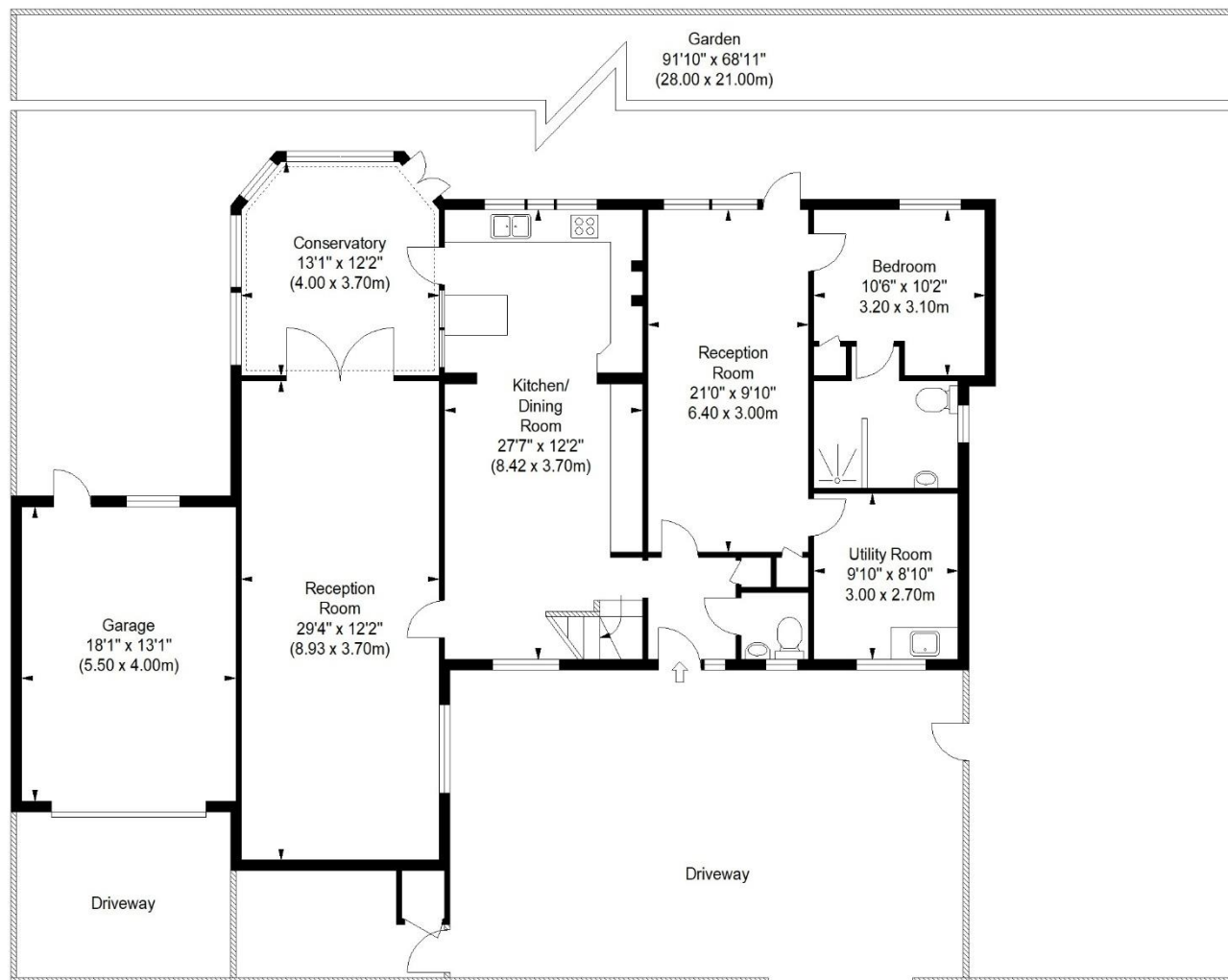






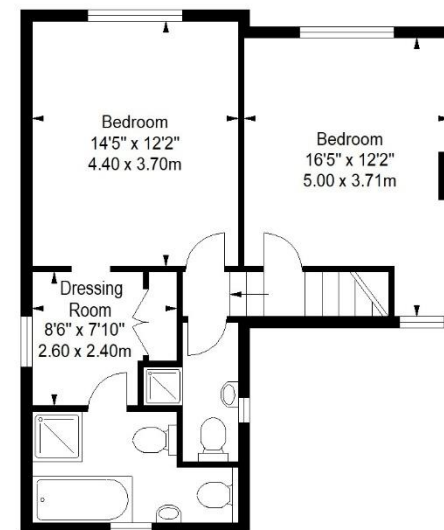






Ground Floor

Park Hill Rise
 Approximate Gross Internal Area (Excluding the Garage)
 1978 sq ft / 183.80 sq m
 Approximate Gross Internal Area (Including the Garage)
 2221 sq ft / 206.35 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

- ❖ THREE DOUBLE BEDROOM & THREE BATHROOMS
- ❖ PERIOD DETACHED HOUSE - FREEHOLD
- ❖ TWO RECEPTION ROOMS + CONSERVATORY
- ❖ LARGE PLOT WITH OVER 0.25 ACRES
- ❖ WEST FACING GARDENS
- ❖ EXCELLENT DEVELOPMENT POTENTIAL (STPP)
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ LARGE GARAGE & MULTIPLE OFF-ROAD PARKING SPACES
- ❖ MOMENTS AWAY FROM LLOYD PARK
- ❖ EPC EER D



**** Chain Free ** Development Potential **** A three double bedroom period detached house situated within this desirable residential area, favourably positioned on the doorstep of Lloyd Park and conveniently located only 0.5 miles from East Croydon train station & 0.4 miles from the local tram stop.

Originally built as a coach house in the late 19th century, this charming property boasts 1978 SQFT of floor space and offers flexible accommodation to suit various needs. With a walled frontage, this property sits on a large plot that exceeds 0.25 acres, it has a sizeable garage with ample off-road parking across the two driveways and large west facing gardens.

The property will appeal to those looking to renovate a family home or potentially a developer who will seek to develop the plot (STPP). The accommodation to the first floor comprises two large double bedrooms, one with a four-piece en-suite bathroom & walk-through dressing room, a further shower room and loft access. To the ground floor there is a 29'4 double reception room, a conservatory extension, a 27' kitchen/dining room, a further 21' reception room, bedroom three with an en-suite shower room, an additional loft space, a large utility room and a downstairs WC.

Furthermore, this wonderful family home sits nearby a wide range of local amenities, including the local tennis & cricket club and a plethora of local golf courses. It is also seconds away from the vast expanses of Lloyd Park with its array of recreational activities & a popular cafe and is a short walk from the abundance of shops, cafes and amenities in Addiscombe, Shirley & East Croydon. For families, there is an excellent choice of local schools, be that private or state, including the Independent Trinity school & the recently opened Coombe Wood state school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		