

FOLKLANDS



HEATHFIELD ROAD, SOUTH CROYDON

GUIDE PRICE £220,000



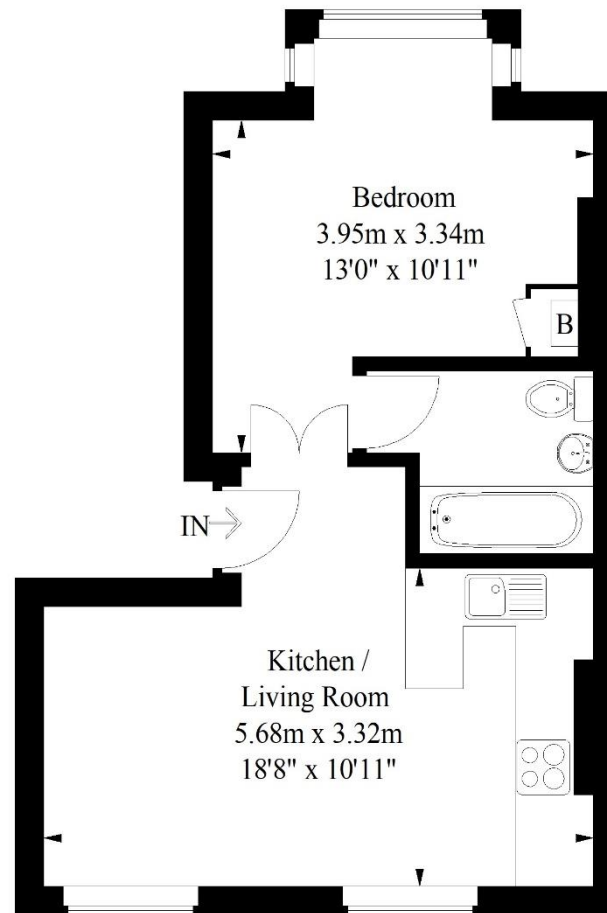






Heathfield Road, South Croydon

Approximate Gross Internal Area
37.7 sq m / 406 sq ft



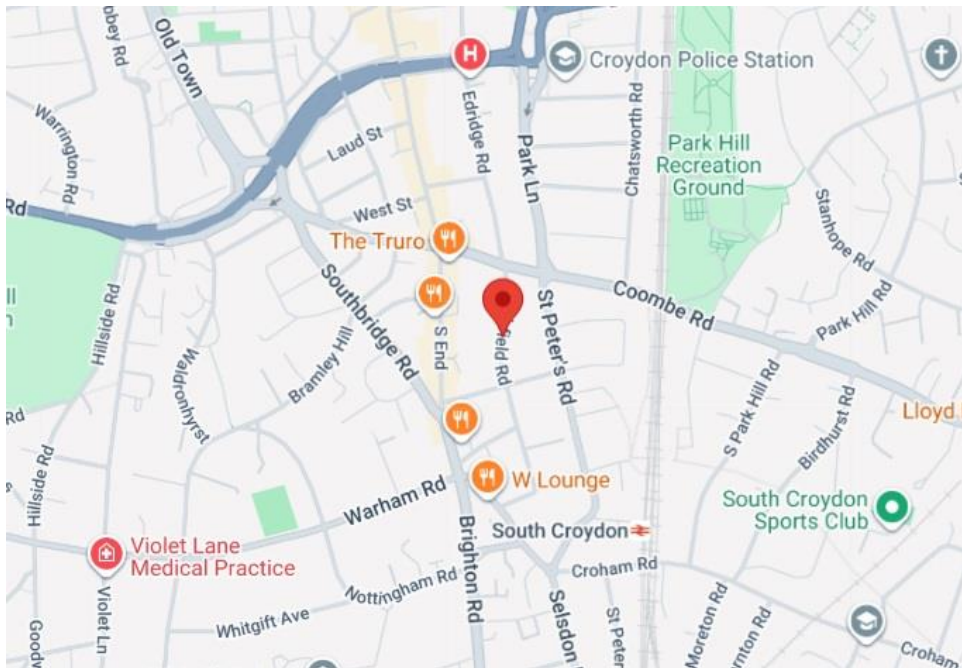
First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID764286)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ RESIDENTS OFF ROAD PARKING
- ❖ SHARE OF FREEHOLD
- ❖ LARGE LOUNGE/KITCHEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ ACCESS TO COMMUNAL GARDEN
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER C



**** Chain Free **** A well-presented one double bedroom first floor apartment situated within this popular residential road, conveniently located only 0.3 miles from South Croydon train station & nearby several local bus routes.

This bright & airy apartment is offered to the market chain free; it benefits from residents off-road parking, has gas central heating and is fully double glazed. Externally, residents have access and shared use of the communal garden.

The accommodation comprises one double bedroom with a large bay window, a modern three-piece bathroom suite with shower over-bath, and a spacious open-plan kitchen/living room with breakfast bar.

Furthermore, this property sits moments away from an array of shops, cafes & restaurants, and nearby Park Hill Park which is arguably one of Croydon's most popular green spaces. 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		