

FOLKLANDS



WADDON ROAD, CROYDON

GUIDE PRICE £475,000

















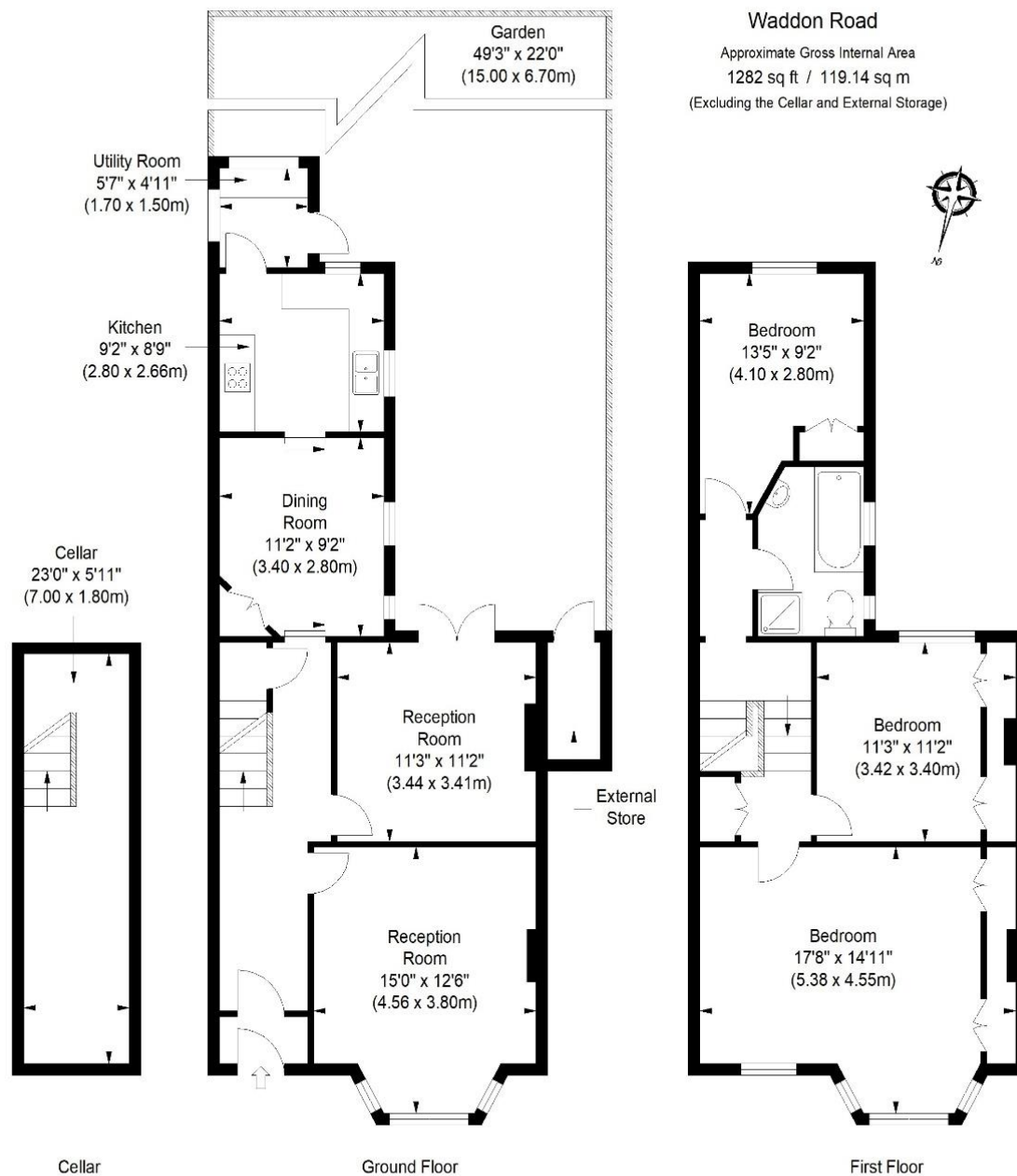


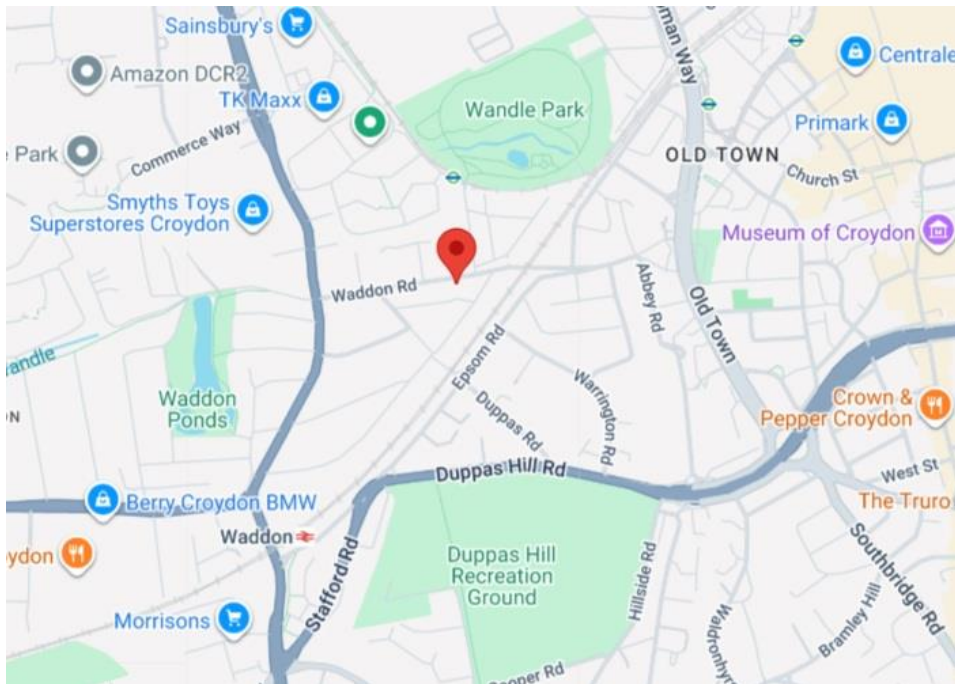
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ 1282 SQFT + CELLAR
- ❖ OFF-ROAD PARKING TO THE REAR FOR TWO CARS
- ❖ SOUTH FACING REAR GARDEN
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ 0.1 MILES FROM WANDLE PARK TRAM STOP
- ❖ SCOPE TO RENOVATE
- ❖ THREE RECEPTION ROOMS
- ❖ EPC EER TO FOLLOW



**** Chain Free **** A larger than average three-bedroom semi-detached house situated within this popular residential area, conveniently located only 0.3 miles from Waddon train station (which provides direct services to both London Bridge & London Victoria), 0.1 miles from Wandle Park Tram stop and nearby the open green spaces of both Duppas Hill & Wandle Park.

This bright & spacious home boasts large rooms, high ceilings, and with lots of fitted cupboards and a large cellar there is excellent storage. Externally, there is side access, a south facing rear garden and off-road parking for two cars via the rear lane. With such a large loft space, this house will also lend itself well to being loft extended (Subject to the usual permissions).

The accommodation to the first floor comprises a 17'8 bay-fronted main bedroom with a full range of wardrobes, a further double bedroom also with a full range of wardrobes, a third bedroom with a fitted wardrobe cupboard, a four-piece bathroom suite with separate shower cubicle and a generous landing with fitted cupboard & loft access. To the ground floor there is a porch entrance with a large entrance hall, a smartly decorated bay-fronted living room with feature fireplace, a second reception room with feature fireplace & patio doors, access to the cellar storage, a dining room and a fully fitted kitchen with additional utility room. The garden extends to 49' and enjoys a south facing aspect.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also a short distance from the local gym & swimming pool complex and within the catchment of several well regarded primary & secondary school. We feel that this property will make an excellent family home and lend itself to a buyer who wants to make their own mark on a property.