

FOLKLANDS

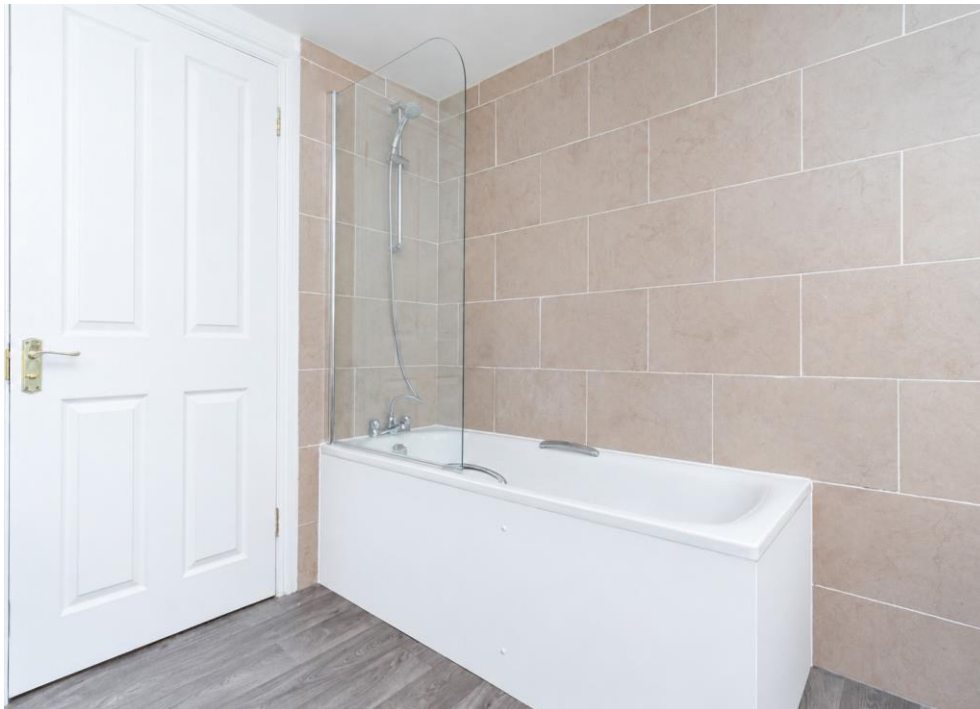
SPENCER ROAD, SOUTH CROYDON
GUIDE PRICE £325,000





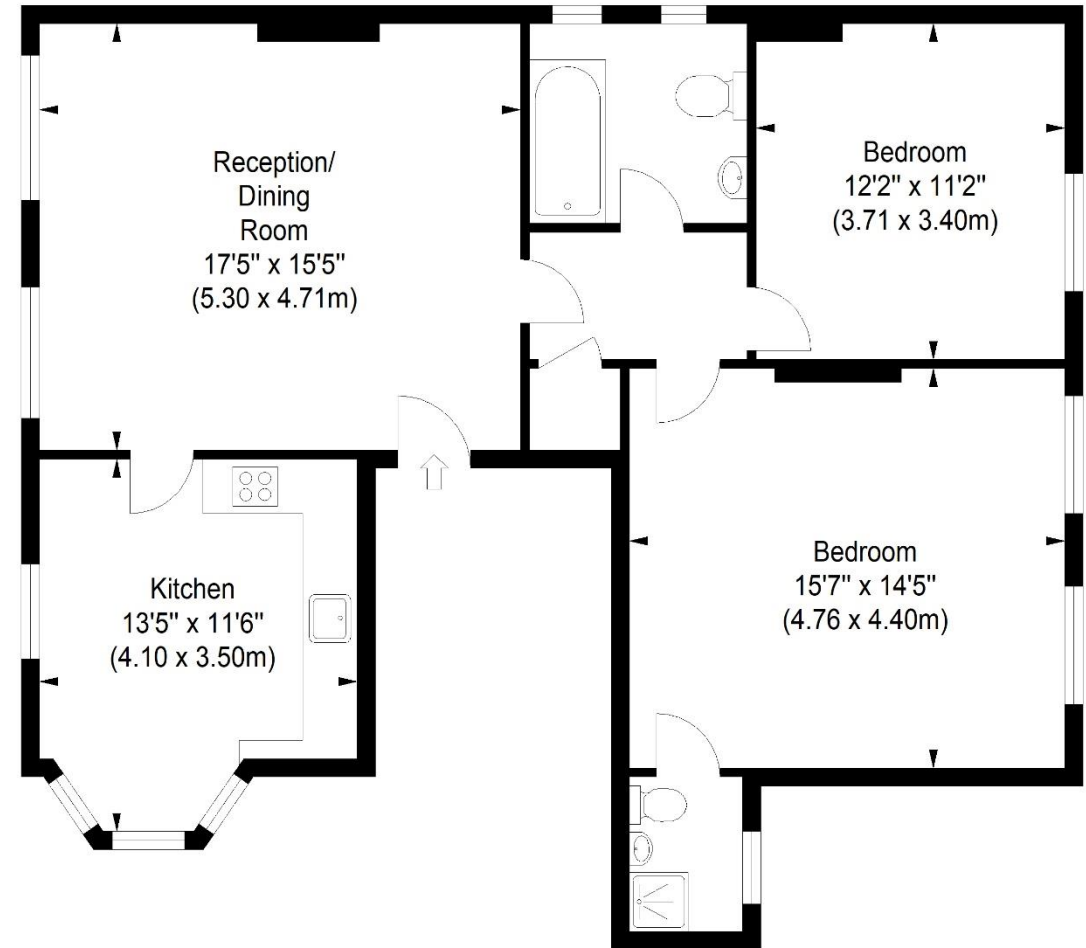






Spencer Road

Approximate Gross Internal Area
918 sq ft / 85.30 sq m



First Floor

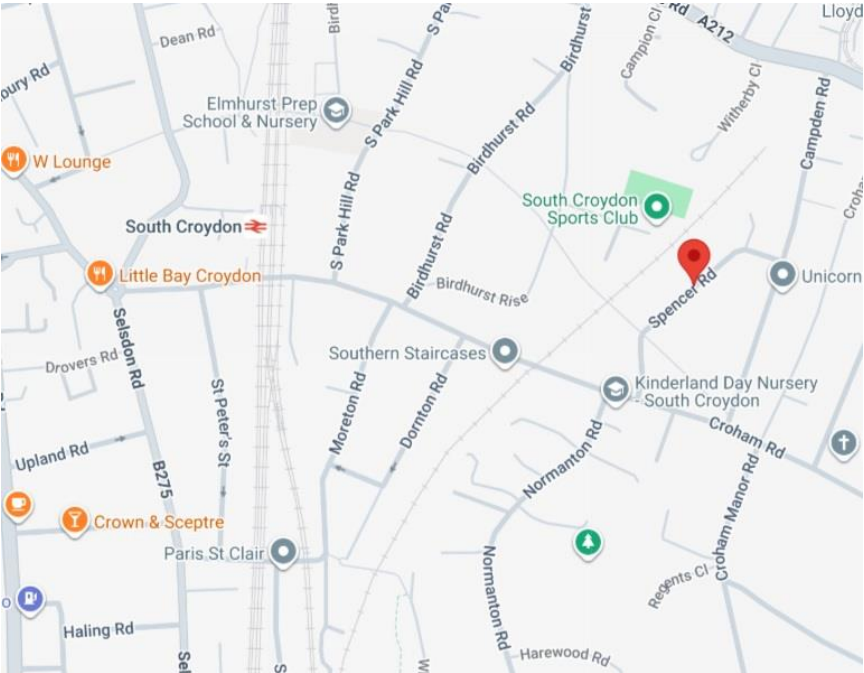
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 DOUBLE BEDROOMS & TWO BATHROOMS
- ❖ FIRST FLOOR CONVERSION FLAT - CHAIN FREE
- ❖ 918 SQFT OF FLOORSPACE
- ❖ ALLOCATED PARKING BAY
- ❖ HIGH CEILINGS & LARGE ROOMS
- ❖ LEASEHOLDERS HAVE A RIGHT TO MANAGE
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM LLOYD PARK TRAM STOP
- ❖ EPC EER C



**** Chain Free ** 918 SQFT ** Allocated Parking Bay **** A particularly bright & spacious two double bedroom first floor conversion flat situated within this desirable residential road, conveniently located only 0.4 miles from South Croydon train station & 0.2 miles from Lloyd Park Tram stop.

This larger than average apartment has 918 SQFT of floor space, there are excellent sized rooms, high ceilings and large windows throughout. The flat also features gas central heating, has excellent decor and boasts an allocated off-road parking bay.

The accommodation comprises a 15'7 x 14'5 principal bedroom with en-suite shower room, a further double bedroom, a modern three-piece bathroom suite with shower over-bath, a 17'5 x 15'5 lounge/ dining room with feature fireplace and a dual-aspect bay-fronted kitchen/ breakfast room that measures 13'5 x 11'6.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park (With its fantastic Lounge Cafe), Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. We feel that 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		