



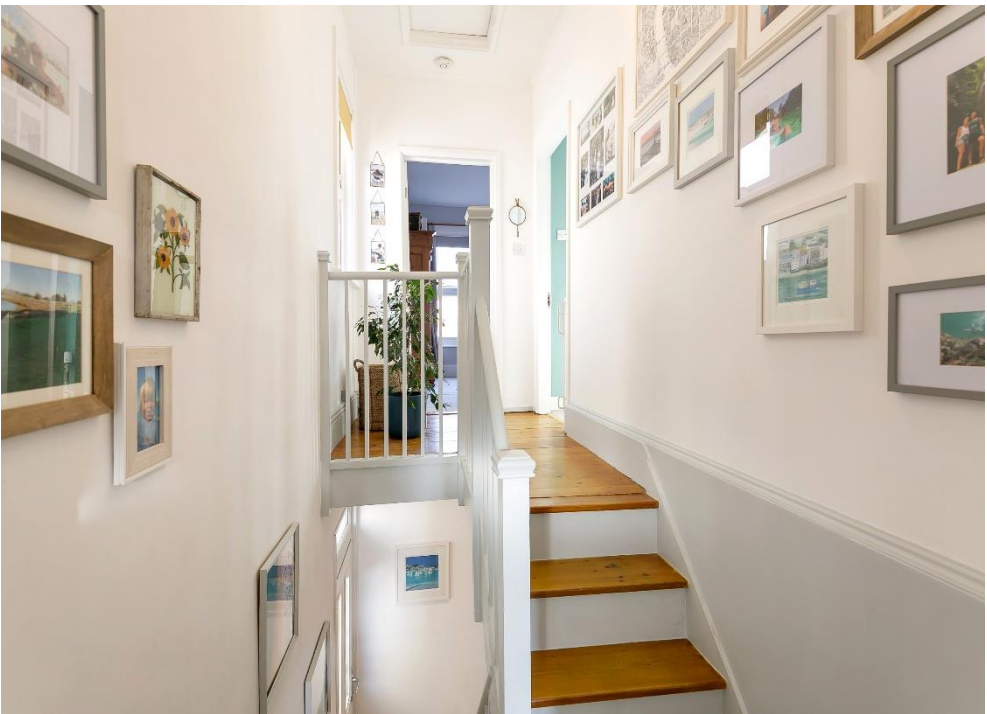
FOLKLANDS

ELMERS ROAD, WOODSIDE
GUIDE PRICE £475,000



















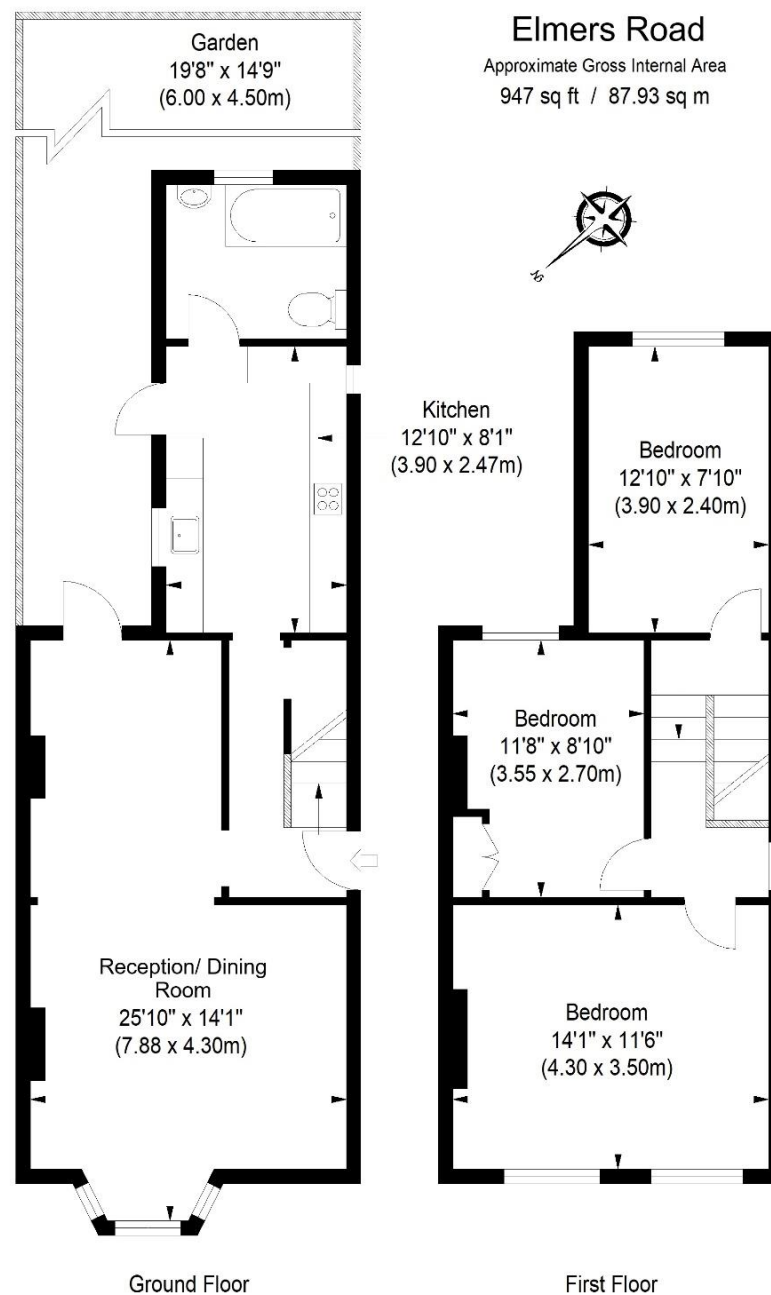


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ QUIET RESIDENTIAL ROAD
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ MOMENTS FROM ASHBURTON PARK
- ❖ 0.8 MILES FROM NORWOOD JUNCTION
- ❖ 0.1 MILES FROM THE LOCAL TRAM STOP
- ❖ SOUTHERLY FACING REAR GARDEN WITH SIDE ACCESS
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ EPC EER E



A superbly presented three double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.1 miles from the local tram stop which provides journey times of 8 minutes to East Croydon train station and 6 minutes to Elmer's End train station, not to mention being a short distance to the 197 bus route. Additionally, Norwood Junction is just 0.8 miles away direct services to London Bridge & London Victoria.

This bright & airy home benefits from being fully double glazed, it has gas central heating via a recently installed combi-boiler and there is excellent decor throughout. Externally, there is a beautifully paved Southerly facing rear garden, with good fencing, a recently built shed and private side access. The house further boasts a large loft space with excellent scope to loft extending (STPP).

The accommodation comprises three double bedrooms, a full width living room with wood burning stove & window shutters, a dining room with patio door, a stylish & spacious fitted kitchen, and a modern three-piece bathroom suite.

Furthermore, this property sits moments away from the plethora of local conveniences on Woodside high street and a short stroll to the wide range of shops, cafes & boutiques on Addiscombe high street. The house is also a short walk to the open-green spaces of Ashburton Park and is within close proximity to a number of well-regarded primary & secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		