

FOLKLANDS

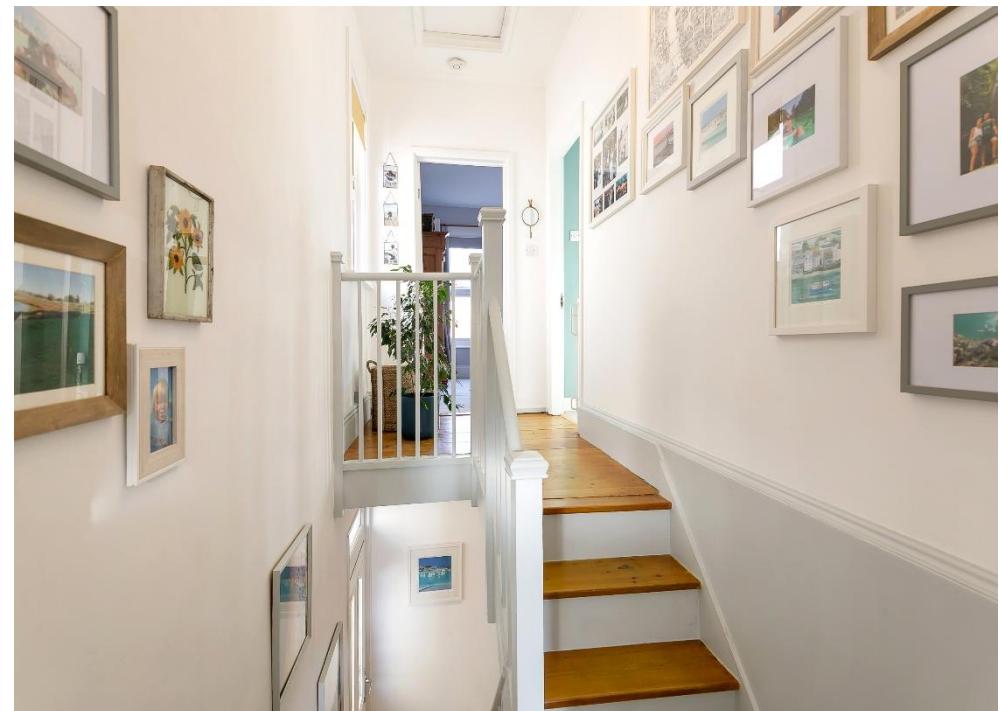


ELMERS ROAD, WOODSIDE
GUIDE PRICE £475,000









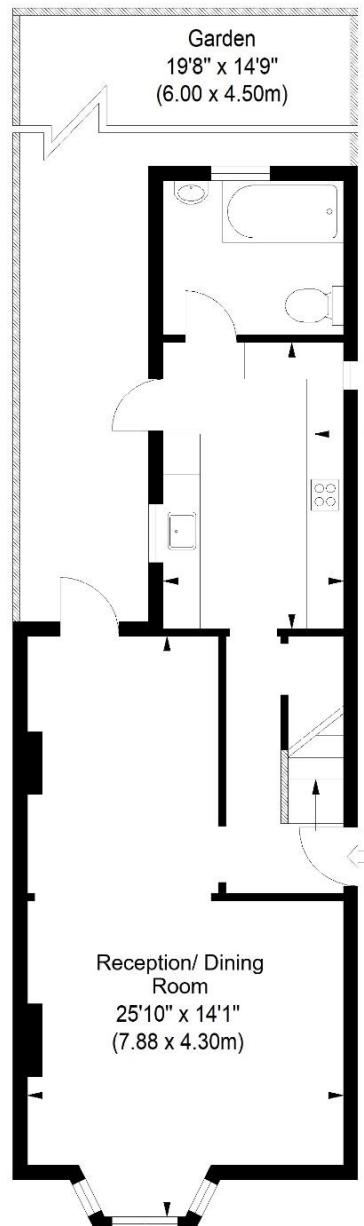






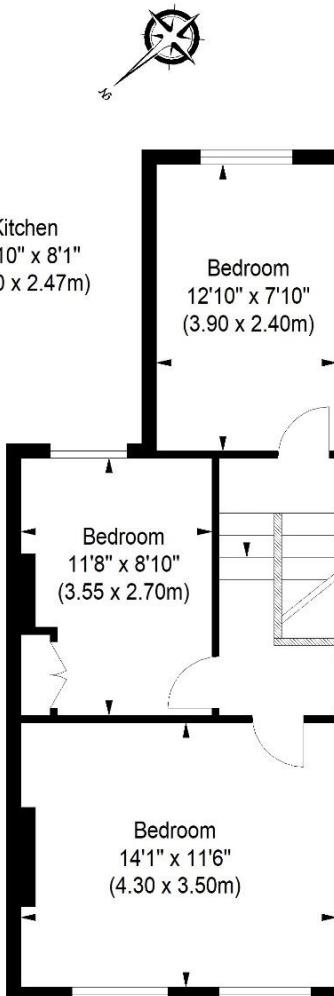






Ground Floor

Elmers Road
Approximate Gross Internal Area
947 sq ft / 87.93 sq m



First Floor

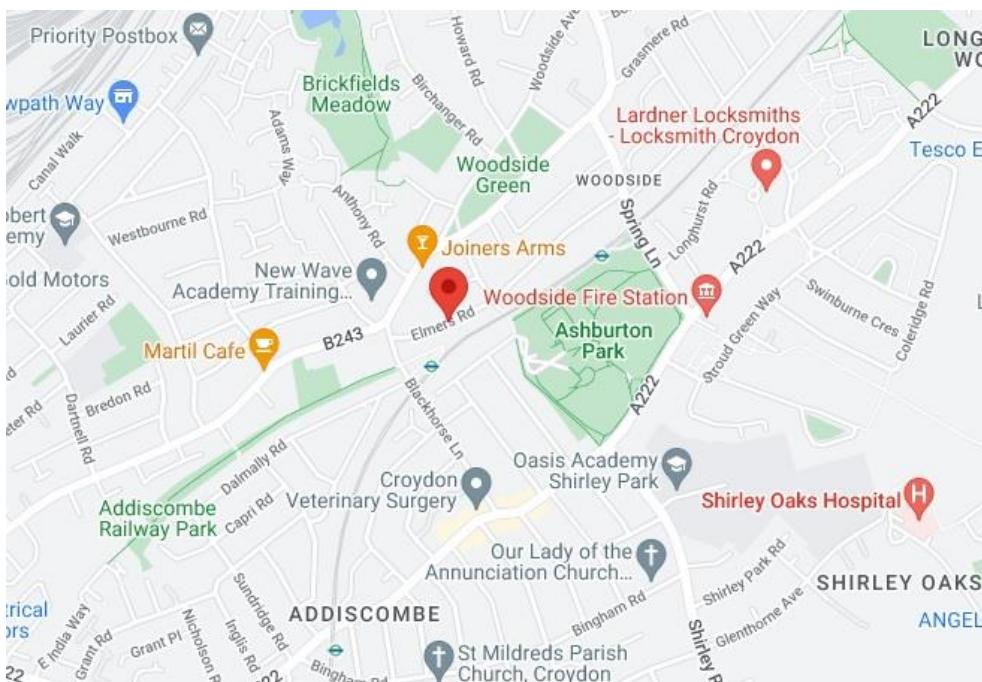
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ 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 extend (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.

