

FOLKLANDS



NEWARK ROAD, SOUTH CROYDON

GUIDE PRICE £380,000









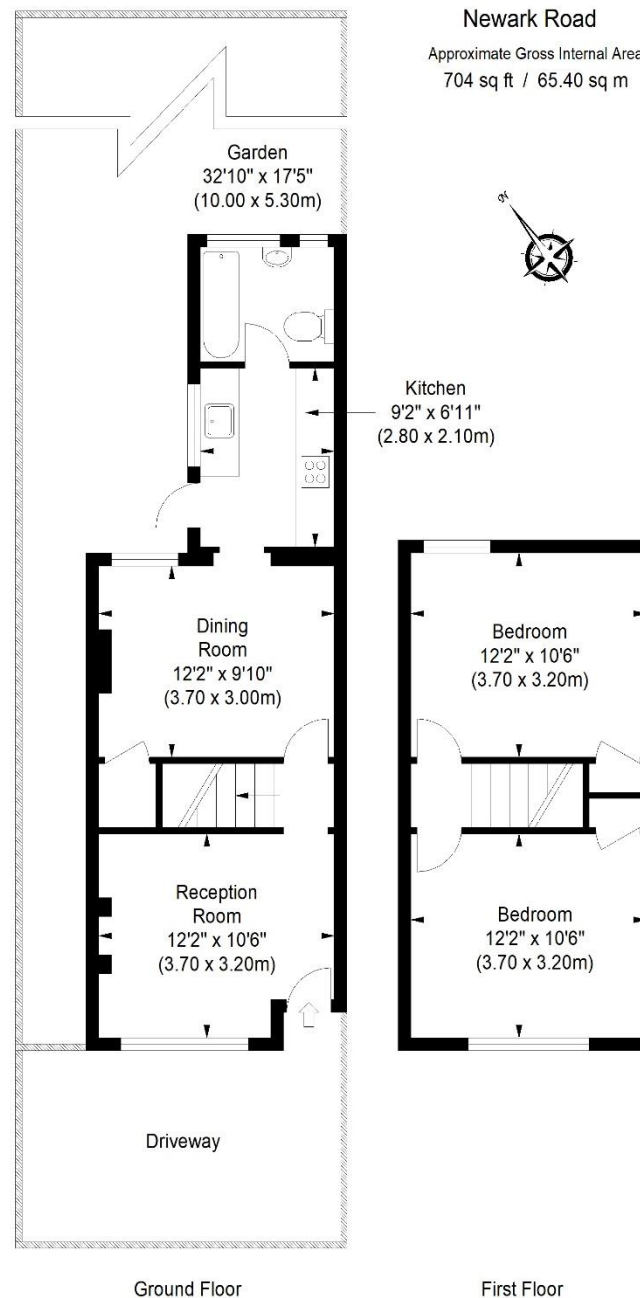




Newark Road

Approximate Gross Internal Area

704 sq ft / 65.40 sq m



Ground Floor

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 BEDROOM
- ❖ END OF TERRACE PERIOD HOUSE
- ❖ TWO SEPARATE RECEPTION AREAS
- ❖ OFF-ROAD PARKING
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



A smartly presented two double bedroom period end of terrace house, situated within this desirable residential road, conveniently located only 0.4 miles from South Croydon train station and moments away from South Croydon bus station with its excellent array of bus routes.

This bright & airy home has a stylish design throughout and benefits from being fully double glazed and has gas central heating. Additionally, there is off-road parking for one car to the front of the house and a wider than average private rear garden with side access.

The accommodation comprises two full-width double bedrooms (each with a fitted cupboard), a large loft space for added storage, a living room with exposed brick chimney breast, a spacious dining room with understairs storage, a modern fitted kitchen, and a stylish fully tiled three-piece bathroom suite with shower over-bath.

Furthermore, this property sits moments away from a wide range of local shops, cafes & restaurants, making it a highly convenient location to live in.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		