

FOLKLANDS

CHURCHILL ROAD, SOUTH CROYDON  
GUIDE PRICE £430,000









White upper wall cabinets with long, horizontal copper handles. The cabinets are mounted on a wall with a grey subway tile backsplash.

A light-colored wooden countertop runs along the wall. On the left, there is a white and black coffee machine. In the center, there are three glass jars containing ingredients, a silver electric kettle, and a green bowl filled with fruit. A white Hoover washing machine is integrated into the cabinetry under the countertop. The lower cabinets also feature copper handles.

A round, vintage-style clock with a white face and black hands, hanging on the wall. It has a dark, possibly leather, strap or frame.

A large window with a white frame, providing a view of an outdoor patio. The patio has a wooden table, a white cushioned bench, and a hanging wicker lamp. There are green plants and a trellis with climbing plants outside. The floor outside is paved with patterned tiles.

A wooden chest or crate with the text "CANTENAC BROWN" and "MARGAUX GRAND CRU CLASSE" printed on it. It is placed under the countertop on the left side.

Three pendant lights with clear glass shades and black metal frames, hanging from the ceiling. The lights are arranged in a vertical line.







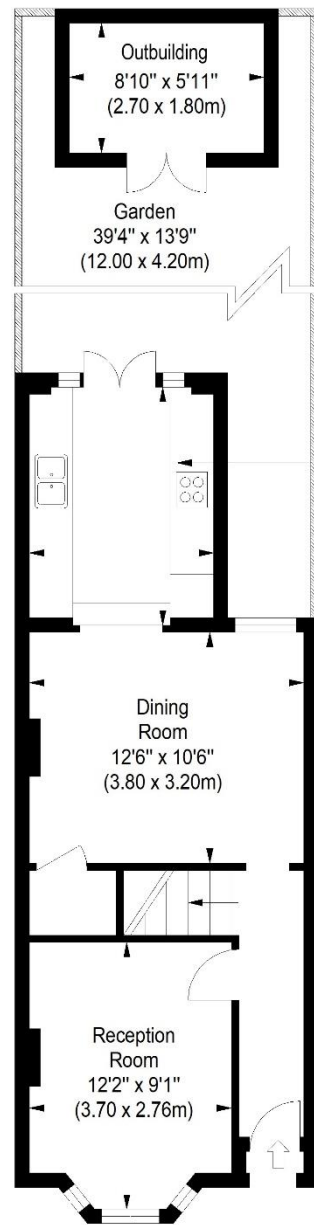




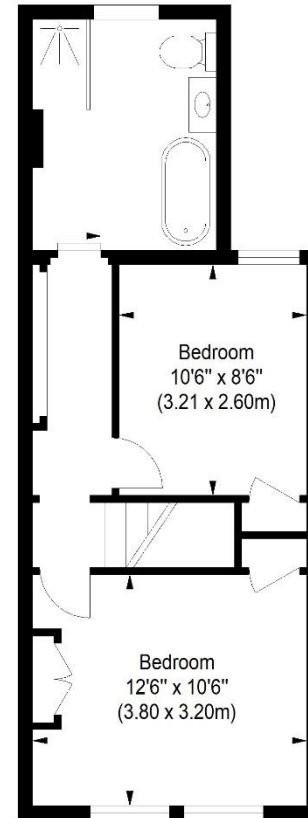


Churchill Road

Approximate Gross Internal Area  
802 sq ft / 74.48 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
- ❖ PERIOD TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ STUNNING FOUR PIECE BATHROOM SUITE
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 39' PRIVATE REAR GARDEN
- ❖ EPC EER D

A superbly presented two double bedroom period terrace house situated within this popular residential road, conveniently located only 0.3 miles from both Purley Oaks train & Sanderstead train stations; collectively providing excellent commuting routes. This bright & airy home enjoys a stylish design throughout and has been carefully updated by the present owners.

The property boasts an abundance of period features, it has a beautifully appointed first floor family bathroom suite, it is fully double glazed and has gas central heating via a combi-boiler. Other notable features include ample fitted storage, stripped wooden floorboards to the bedrooms & hallway, window shutters and a beautifully landscaped rear garden with outbuilding.

The accommodation comprises a sizeable main bedroom with two fitted storage cupboards, a second double bedroom with storage cupboard, a four-piece bathroom suite with separate shower cubicle & free-standing bath, a bay-fronted living room, a full-width dining room with understairs storage and a contemporary fitted kitchen with patio doors leading directly onto the private rear garden.

Furthermore, this property sits moments away from a wide range of local conveniences, a number of bus routes to both Croydon & Purley town centres and a short walk from the local park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		