

FOLKLANDS



NEWARK ROAD, SOUTH CROYDON  
GUIDE PRICE £425,000









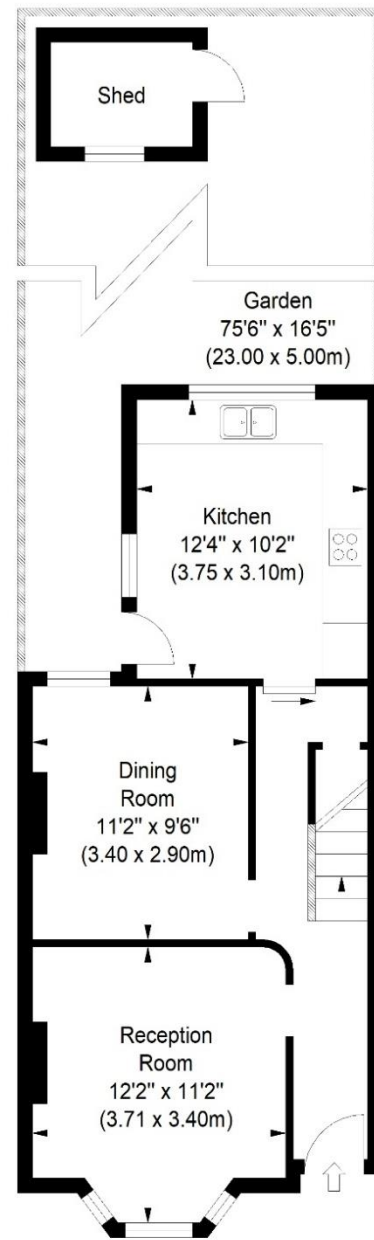






# Newark Road

Approximate Gross Internal Area  
908 sq ft / 84.39 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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM
- ❖ PERIOD TERRACE HOUSE
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ 75' PRIVATE REAR GARDEN
- ❖ FIRST FLOOR FAMILY BATHROOM
- ❖ 908 SQFT WITH FAVOURABLE LAYOUT
- ❖ EPC EER D



A smartly presented three-bedroom period 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 enjoys a favourable layout, with good width, a staircase to the side of the house (with full landing) and a first-floor family bathroom suite. Notable features included, stripped wooden floorboards, gas central heating, fully double glazed and a wonderful 75' private rear garden.

The accommodation comprises a 14'9 double bedroom, two further bedrooms, a three-piece family bathroom suite with shower over-bath, a generous landing space with loft access, a bay-fronted living room, a separate dining room, a long hallway with understairs storage and a 12'4 x 10'2 kitchen with direct access to the private rear garden.

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		