

FOLKLANDS



CHURCHILL ROAD, SOUTH CROYDON  
GUIDE PRICE £475,000









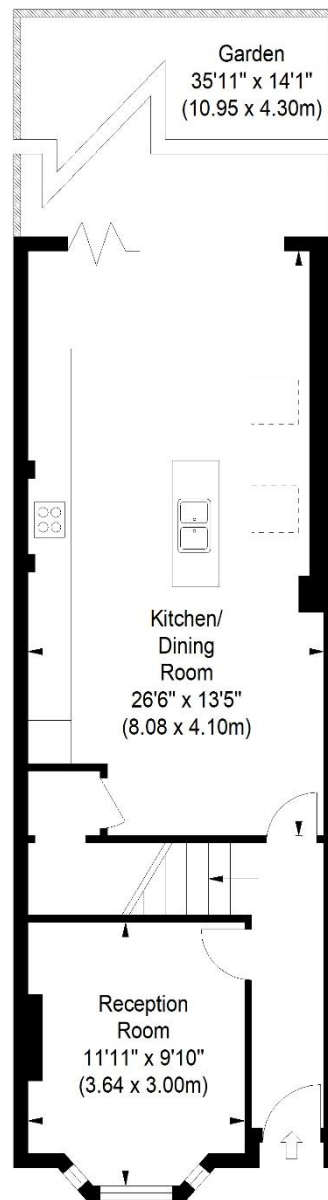




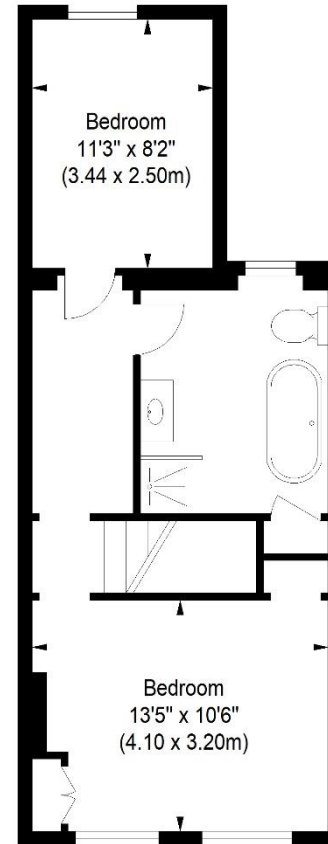


# Churchill Road

Approximate Gross Internal Area  
978 sq ft / 90.89 sq m



Ground Floor



First Floor

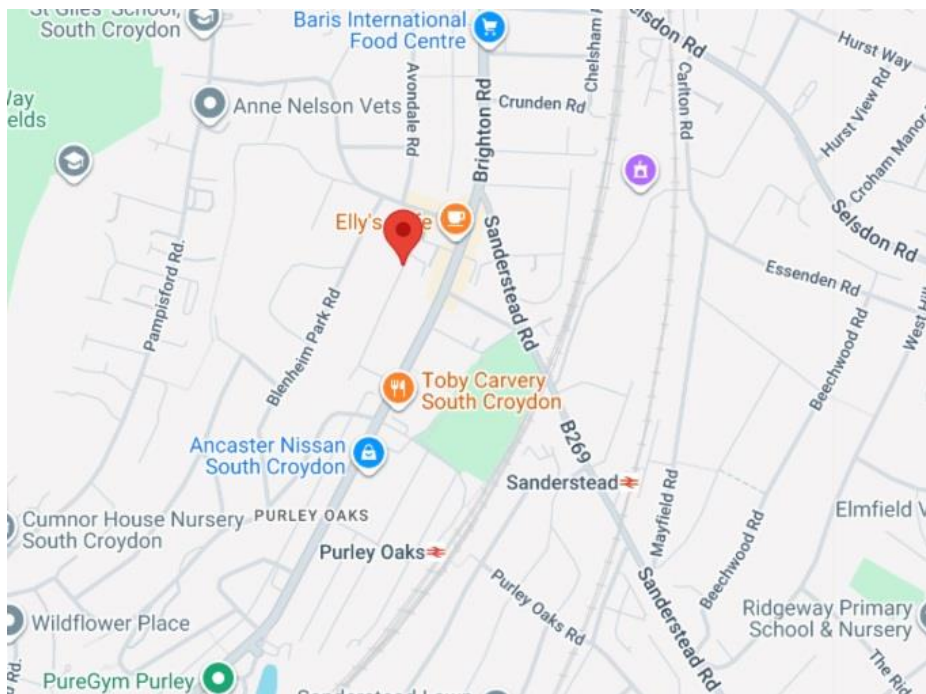
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 HOUSE
- ❖ EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- ❖ 26' SIDE & REAR EXTENDED KITCHEN/ FAMILY ROOM
- ❖ LUXURY FOUR-PIECE FIRST FLOOR BATHROOM
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 978 SQFT OF FLOOR SPACE
- ❖ EPC EER D



A beautifully presented two double bedroom end-of-terrace house situated within this popular residential road, conveniently located only 0.3 miles from both Purley Oaks and Sanderstead train stations; collectively providing excellent commuting routes.

This bright & airy home benefits from having been extended to the side and rear, creating a fantastic 26' kitchen/ family room with bi-folding doors. The house also boasts a luxury four-piece bathroom suite, has a landscaped low maintenance rear garden and enjoys good décor throughout. Additionally, the property is fully double glazed, it has gas central heating and window shutters in the living room. The property will also afford the new owners with excellent potential to extend into the roof space (Subject to the usual permissions).

The accommodation to the first floor comprises a 13'5 full-width main bedroom, a further double bedroom, a four-piece first floor bathroom suite with free-standing bath & walk-in shower cubicle and a generous hallway with loft access. To the ground floor, the accommodation comprises a bay-fronted living room with feature fireplace & exposed brick chimney breast, a large understairs storage cupboard and a beautifully appointed 26' x 13'5 kitchen/ family room with large breakfast-bar island, and space for both a dining table & TV snug. Externally, the garden extends 35' and has a sizeable lawn, railway sleeper flower beds and a patio to the rear.

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 is a short walk from the local park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		