

FOLKLANDS



HALING ROAD, SOUTH CROYDON
GUIDE PRICE £440,000

















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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 BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 57' SOUTH FACING REAR GARDEN
- ❖ GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ OFF ROAD PARKING
- ❖ LOFT EXTENDED MAIN BEDROOM
- ❖ EXCELLENT LOCAL AMENITIES
- ❖ EPC EER D



A superbly presented three bedroom end of terrace house situated in the heart of South Croydon, conveniently located moments from a wide range of local bus routes and only 0.3 miles from South Croydon train station.

This spacious home benefits from a stylish design throughout, it has excellent decor, gas central heating and is fully double glazed. Externally, the house boasts off-road parking, there is gated side access and a 57' South facing rear garden.

The accommodation comprises a 20' loft extended main bedroom, a further double bedroom, bedroom three/study, a stylish three-piece bathroom with shower over-bath, a separate living room with exposed brick chimney breast, a dining room with understairs storage and a beautifully appointed kitchen with direct garden access.

Furthermore, this property sits nearby an array of local shops, cafes & restaurants and is within walking distance to Lloyd Park, Park Hill Park, & Croham Hurst Woods. Being in such a convenient location, we feel that this property would make the perfect home for first time buyers or a young family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		