

FOLKLANDS



PEMDEVON ROAD, WEST CROYDON
GUIDE PRICE £395,000



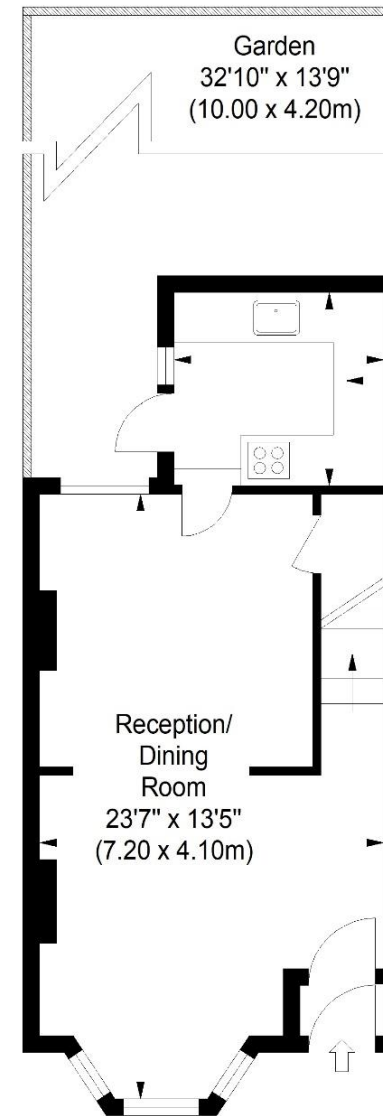




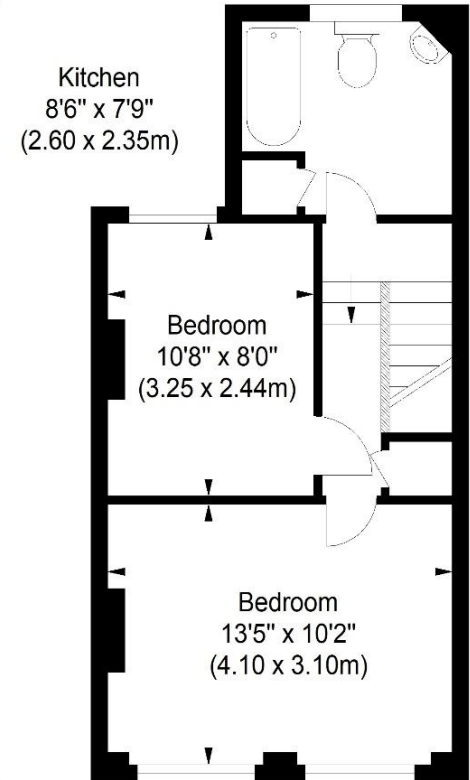








Ground Floor



First Floor

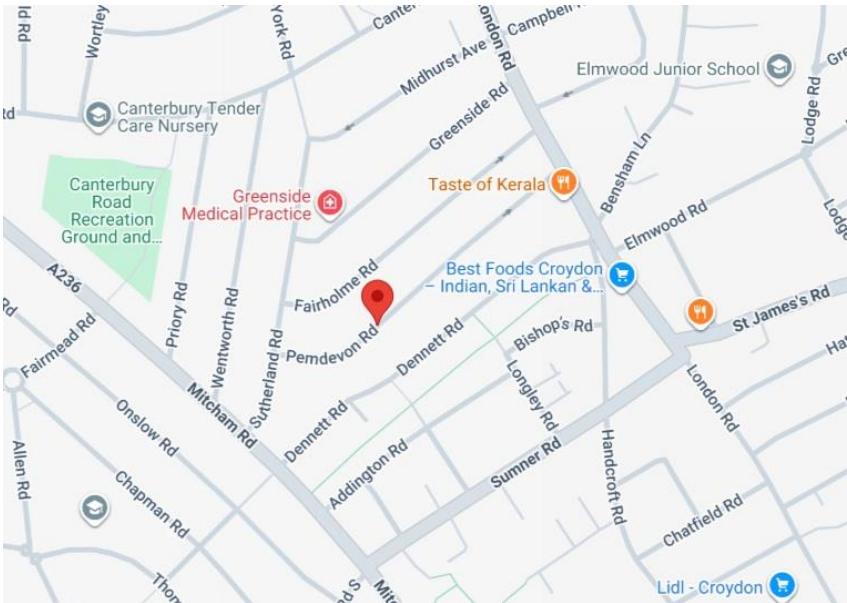
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ EXTENSIVELY MODERNISED THROUGHOUT — LATEST IMPROVEMENTS COMPLETED IN 2026
- ❖ TWO DOUBLE BEDROOMS & CHAIN FREE
- ❖ SPACIOUS FIRST-FLOOR FAMILY BATHROOM
- ❖ NEW ROOF & BOILER — 2021
- ❖ FULLY RE-WIRED & CERTIFIED (EIC) — 2025
- ❖ NEW STYLISH FITTED KITCHEN — 2025
- ❖ FENSA-CERTIFIED DOUBLE-GLAZED WINDOWS & DOORS — 2022
- ❖ NEW FLOORING & CARPETS
- ❖ SOUTH-FACING PRIVATE REAR GARDEN
- ❖ PRIME TRANSPORT & LOCATION LINKS — WEST CROYDON STATION 0.6 MILES, TRAM 0.5 MILES, CROYDON UNIVERSITY HOSPITAL APPROXIMATELY 0.5 MILES & WELL POSITIONED FOR LOCAL SCHOOLS



This bright and airy period terrace home has undergone an extensive programme of modern upgrades in recent years, with the latest improvements completed in 2026 and significant investment in both the essential infrastructure and presentation of the property.

Notable improvements include a complete new roof and new boiler installed in 2021, full replacement FENSA-certified double-glazed windows and doors installed in 2022, a complete electrical rewire and new consumer unit in January 2025, backed by an Electrical Installation Certificate and NAPIT Building Regulations Compliance Certificate, and a new stylish fitted kitchen installed in 2025. The front bay features European-style tilt-and-turn functionality, providing secure ventilation and convenient inward opening for easy cleaning. The property has also been freshly redecorated inside and out.

The accommodation comprises a bay-fronted living room with feature fireplace, an open-plan dining room with under-stairs storage and a fitted kitchen providing direct access to the private, sunny south-facing rear garden. New flooring extends throughout the ground floor, stairs and landing, with brand-new carpets to both double bedrooms. Upstairs also provides useful landing storage and loft access, together with an unusually spacious three-piece first-floor family bathroom.

Conveniently located only 0.6 miles from West Croydon Train Station and 0.5 miles from the local Tram stop, the property is also approximately 0.5 miles from Croydon University Hospital, well positioned for local schools and close to numerous bus routes and local conveniences. Croydon town centre offers a wide selection of shops, cafes and restaurants, with larger retail stores also available on the Purley Way.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		