

FOLKLANDS



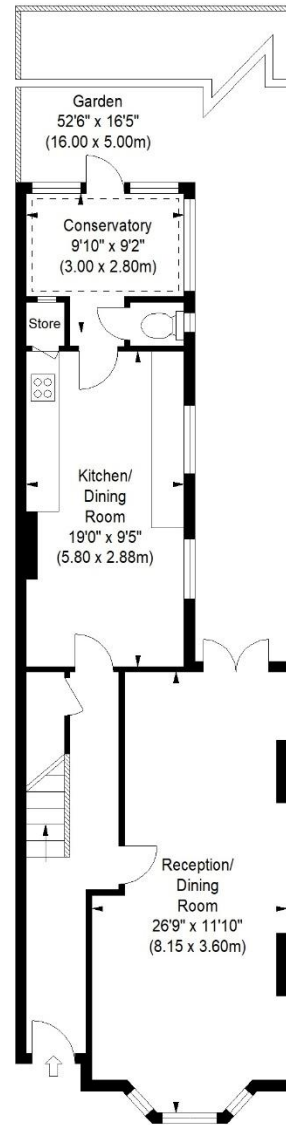
BENSON ROAD CROYDON
GUIDE PRICE £450,000



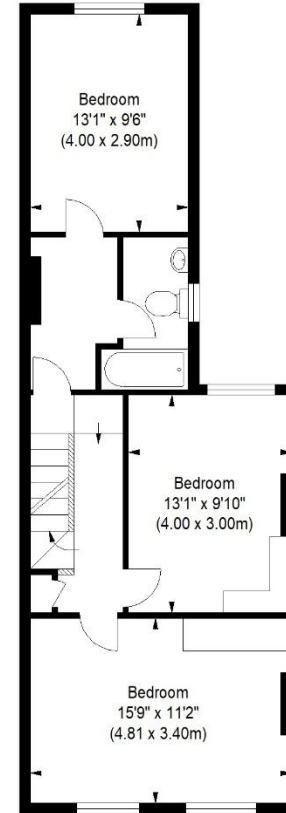




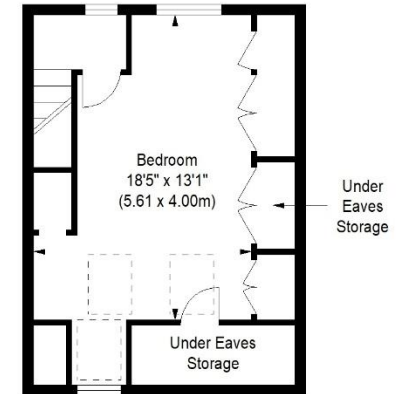




Ground Floor



First Floor



Second Floor

Benson Road
Approximate Gross Internal Area
1624 sq ft / 150.91 sq m
(Including the Conservatory and Eaves)



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

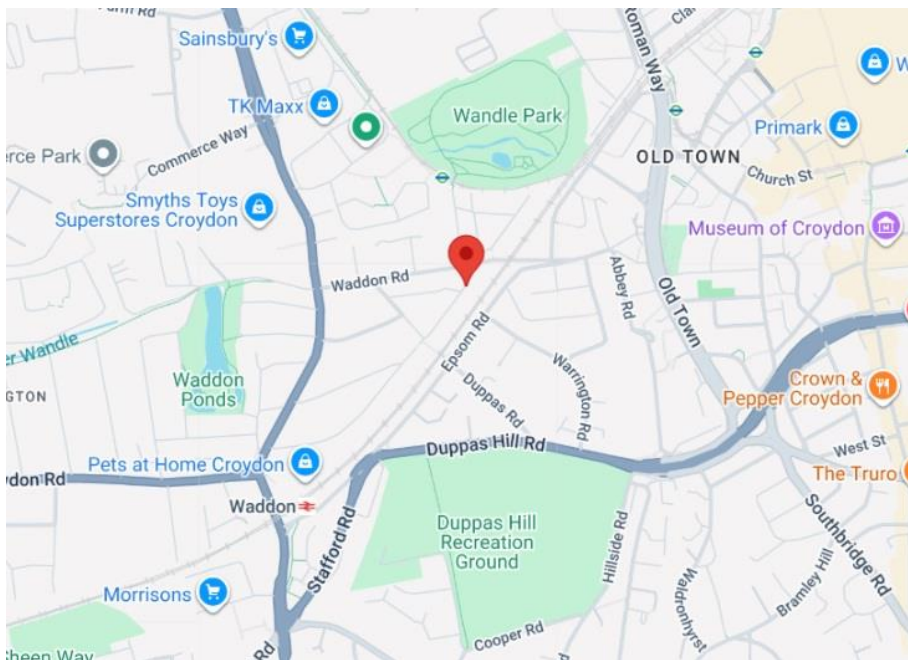
- ❖ FOUR DOUBLE BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ LARGE PRIVATE GARDEN
- ❖ 19' KITCHEN/ DINING ROOM
- ❖ 26' DOUBLE RECEPTION ROOM
- ❖ LARGE FOOT PRINT - 1624 SQFT
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ QUIET NO-THROUGH ROAD
- ❖ EPC EER D

**** Chain Free ** 1624 SQFT **** A spacious four double bedroom period terrace house, situated within this quiet no-through road, conveniently located only 0.3 miles from Waddon train station and moments away from the local Tram stop at Wandle Park. This bright & airy home enjoys spacious rooms, featuring a 19' kitchen/ dining room, a 26' double reception room and boasting a downstairs WC.

Additionally, there is gas central heating, and the property is almost entirely double glazed. Externally, there is a paved front garden and a 52' lawned rear garden.

The accommodation comprises a 15'9 wide main bedroom, an 18' loft-extended bedroom, two further double bedrooms, a three-piece first floor family bathroom suite, a bay-fronted double reception room with feature fireplace and a large kitchen/ dining room with access through to the downstairs WC & lean-to conservatory (Used as a utility room).

Furthermore, the property sits a short distance from a wide range of major retail shops, including the Sainsbury & Morrisons superstores (and the recently opened Aldi, Lidl & M&S stores), it is approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		