



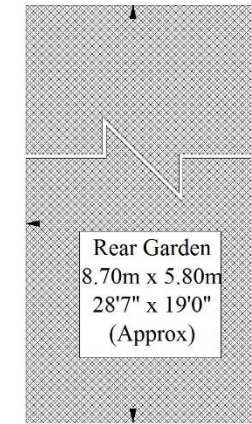
FOLKLANDS

BLENHEIM PARK ROAD, SOUTH CROYDON
GUIDE PRICE £199,950

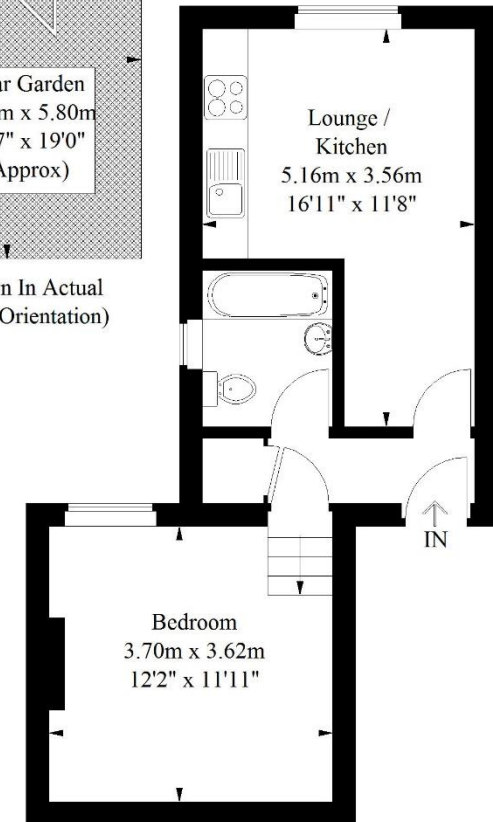


Blenheim Park Road, South Croydon

Approximate Gross Internal Area
36 sq m / 387 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor



Illustration for identification purposes only,
measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE DOUBLE BEDROOM FLAT
- ❖ FIRST FLOOR
- ❖ PRIVATE SECTION OF REAR GARDEN
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SHARE OF FREEHOLD WITH ULTRA LONG LEASE
- ❖ NO ONWARD CHAIN
- ❖ LARGE BEDROOM
- ❖ MOMENTS FROM HALING GROVE PARK
- ❖ EPC EER D



A smartly presented one double bedroom first floor conversion flat, situated within this popular residential road, conveniently located 0.4 miles from both Sanderstead & Purley Oaks train stations, which collectively offer direct services into London Bridge, London Victoria & St. Pancras International.

Offered to the market with no onward chain, this bright & airy apartment benefits from a share of freehold, an ultra-long lease, newly installed double glazing throughout (Nov 2019), and enjoys a private section of rear garden. Additionally, new radiators were fitted in 2016 and a new combi-boiler was installed in 2017.

The accommodation comprises a large double bedroom, a hallway storage cupboard, a three-piece bathroom suite, and an open plan kitchen/ living room.

Furthermore, this property sits within walking distance from the open green spaces of Haling Grove Park and within close proximity to a plethora of local shops, cafes and restaurants. We feel that this property would make an ideal first time buy.

