

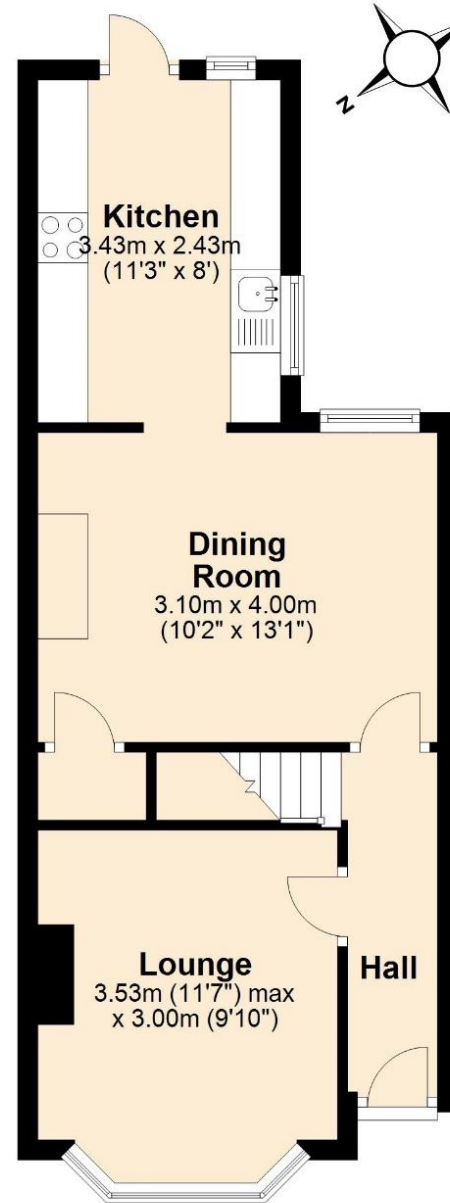






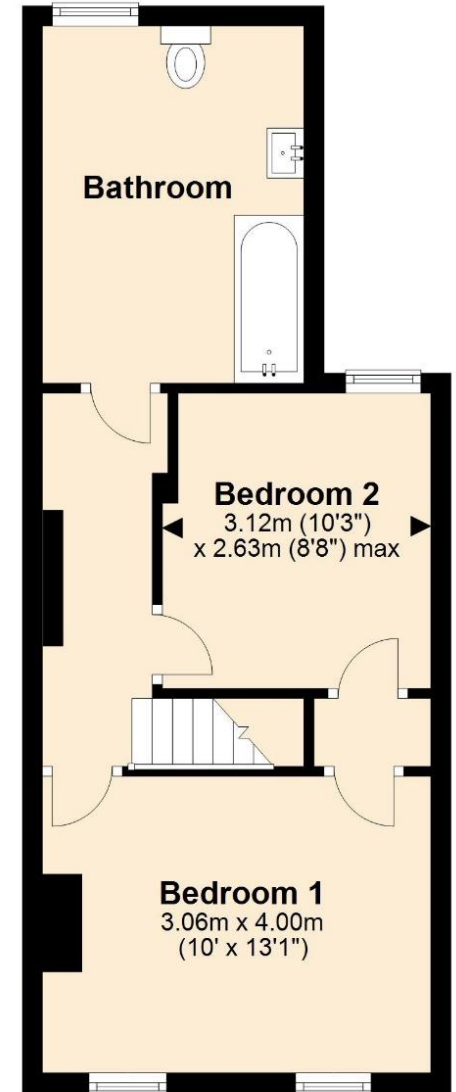
Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



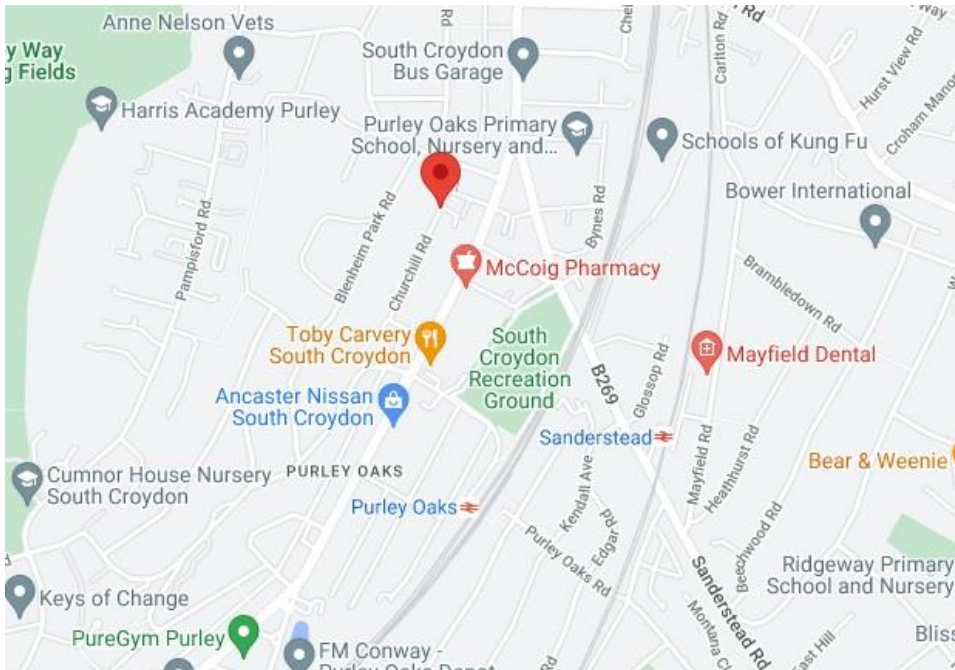
Total area: approx. 72.8 sq. metres (783.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM - PERIOD TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ QUIET RESIDENTIAL ROAD
- ❖ WELL PRESENTED THROUGHOUT
- ❖ PRIVATE REAR GARDEN
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ LARGE FIRST FLOOR BATHROOM
- ❖ EPC EER D



**** Chain Free **** A superbly presented two double bedroom period terrace house situated within this quiet residential road, conveniently located only 0.3 miles from both Purley Oaks and Sanderstead train stations, which provide direct services to both London Bridge & Victoria stations.

This bright & airy home enjoys good décor throughout, it has gas central heating, and it is fully double glazed. Whilst being un-extended, this property will offer a future owner the potential to either extend to the rear or into the loft (Subject to planning permission). Externally, this property boasts a beautifully maintained rear garden with a large deck, a lawn and well stocked flower beds.

The accommodation comprises two double bedrooms with a spacious connected wardrobe cupboard, ample loft space with scope to extend (STPP), a large family bathroom suite with shower over-bath, a bay-fronted living room, a full width dining room with log-burner & under stairs cupboard, and an 11'3 kitchen with ample work surface & fitted cabinets.

Furthermore, this property sits moments away from a wide range of local conveniences, it is nearby to a number of bus routes to both Croydon & Purley town centres, and it is a short walk from the local park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		