

FOLKLANDS



GRENABY ROAD, EAST CROYDON
GUIDE PRICE £435,000

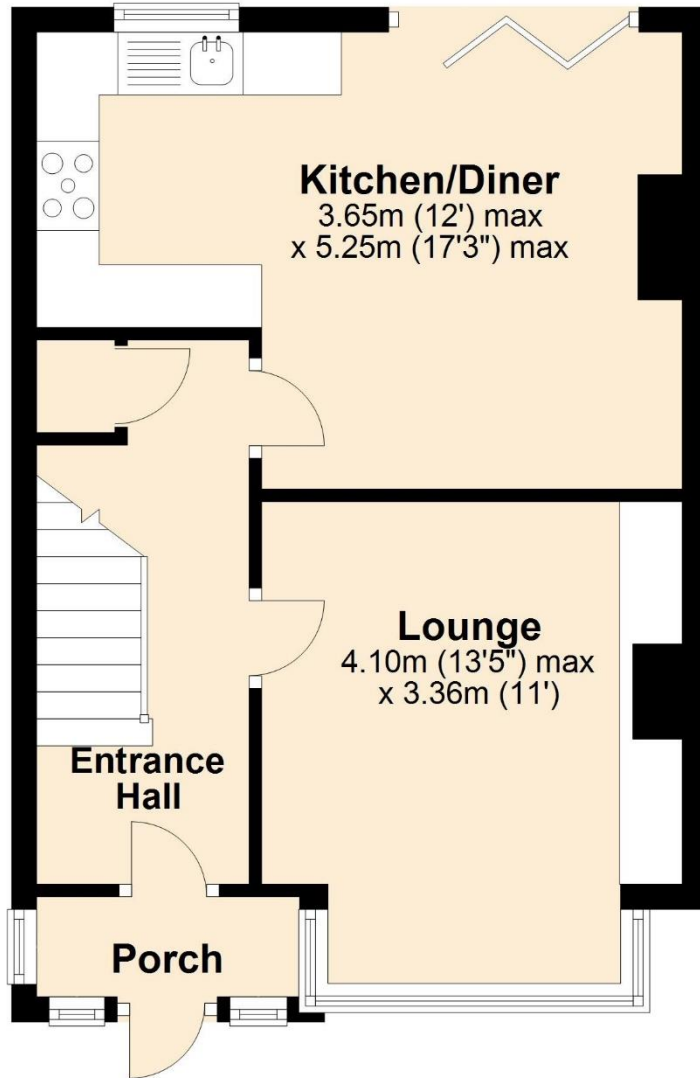




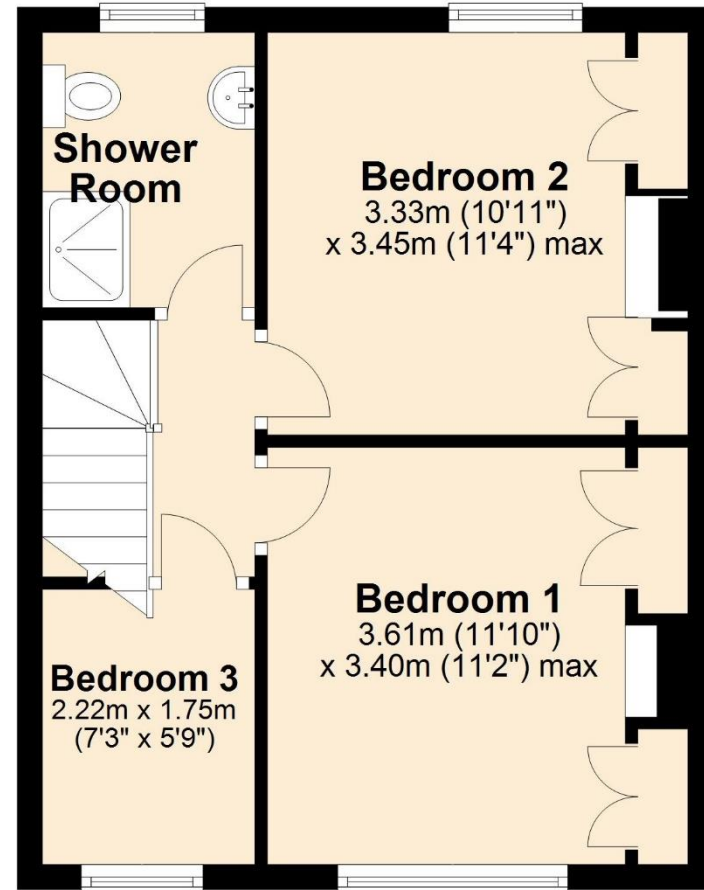




Ground Floor



First Floor



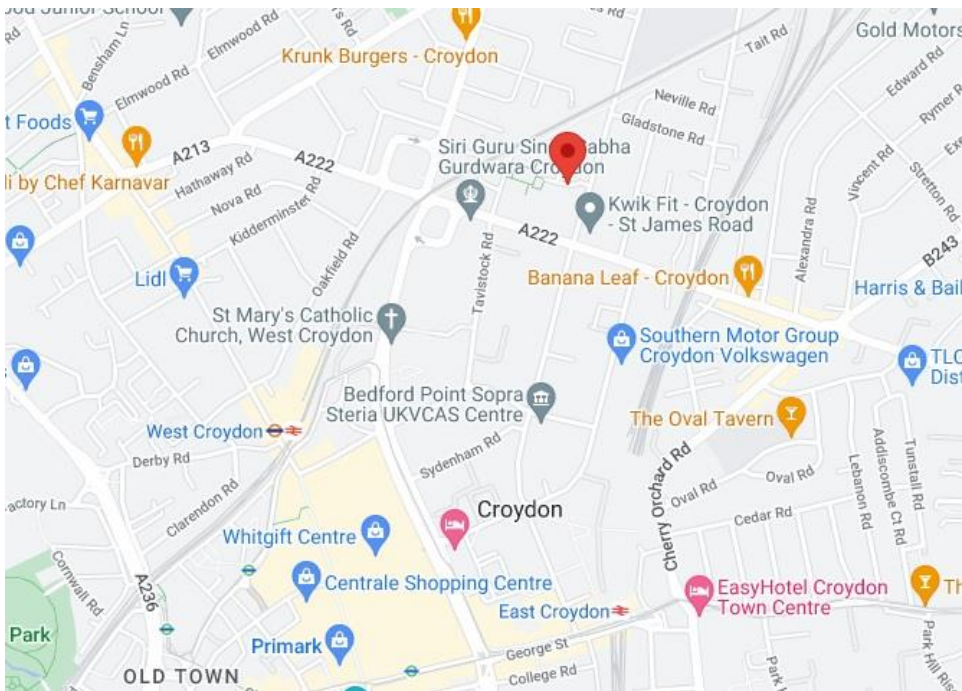
Total area: approx. 76.18 sq. metres (820 sq. feet)

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

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM
- ❖ TERRACE HOUSE – CUL-DE-SAC LOCATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ SOUTH FACING REAR GARDEN
- ❖ WATER SOFTENER INSTALLED
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM WEST CROYDON TRAIN STATION
- ❖ LARGE KITCHEN/ DINER WITH BI-FOLD DOORS
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ EPC EER D



A well-presented three-bedroom period terrace house, situated within this quiet cul-de-sac, conveniently located 0.5 miles from both West & East Croydon train stations, which offers excellent links to central London, Gatwick and the South Coast.

This bright & spacious home enjoys a good specification throughout, it is fully double glazed, it has gas central heating, and there is plenty of scope to extend to the rear or into the loft (STPP). Externally, there is a South facing landscaped rear garden that features a large deck, a lawn and established shrub boarders. This property also includes the bonus of a water softener being installed.

The accommodation comprises two large double bedrooms (each with a full range of fitted wardrobes), a third bedroom/ home office, a stylish shower room suite, a large loft space, a double-glazed porch entrance, a bay-fronted living room with beautifully fitted cabinets, and a full-width kitchen/ dining room with a stylish fitted kitchen and bi-folding doors that lead directly onto the rear garden.

Furthermore, this property sits nearby to a plethora of local conveniences and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		