

FOLKLANDS

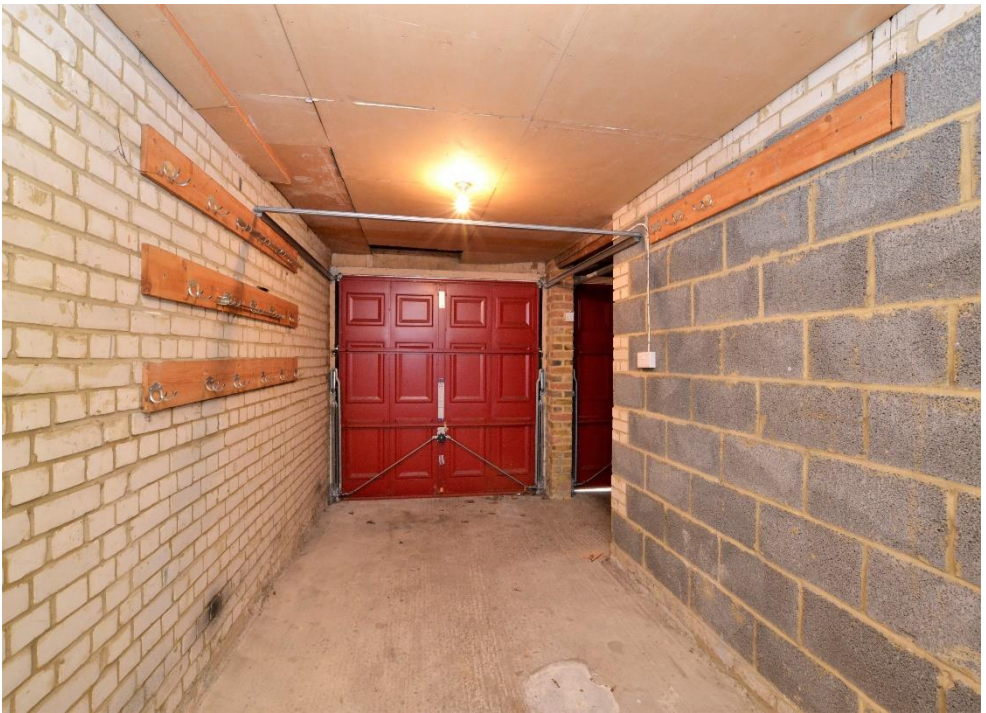


BLACKFORD CLOSE, SOUTH CROYDON

GUIDE PRICE £585,000













Blackford Close, South Croydon

Approximate Gross Internal Area (Excluding Garage)

138.5 sq m / 1491 sq ft

Garage = 24 sq m / 258 sq ft

Total = 162.5 sq m / 1749 sq ft



Ground Floor (Excluding Garage)
68.3 sq m / 735 sq ft

First Floor
70.2 sq m / 756 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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- ❖ FOUR DOUBLE BEDROOM DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ LARGE REAR GARDEN
- ❖ OFF STREET PARKING FOR SEVERAL CARS
- ❖ TWO FULL BATHROOMS
- ❖ DOWN STAIRS WC
- ❖ DOUBLE GARAGE & UTILITY ROOM
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.9 MILES FROM PURLEY TRAIN STATION
- ❖ EPC EER D



**** Chain Free **** A spacious four double bedroom detached house situated within this quiet cul-de-sac, conveniently located only 0.4 miles from Purley Oaks train station and 0.9 miles from Purley train station.

This bright & airy home benefits from a twin garage, double glazing throughout, off road parking for several cars and a large lawned rear garden. Albeit dated in parts, this home has been superbly maintained and would make an ideal family home for those wishing to add their own mark.

The accommodation comprises four double bedrooms each with fitted wardrobes, two full bathroom suites, a separate study/ play room, a down stairs WC, a utility room, an ample sized kitchen, a spacious lounge which opens onto the dining room, and a 55' x 36' private rear garden which features a large patio and recently laid lawn.

Furthermore, this property sits within a short distance to several well regarded public and state schools and is equidistant to both Purley & South Croydon town centres which offer a plethora of shops, cafe's & restaurants.

