

FOLKLANDS



HARTSCROFT, FORESTDALE
GUIDE PRICE £359,950

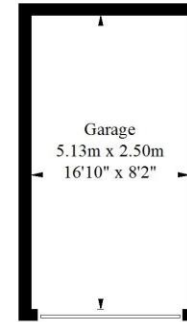




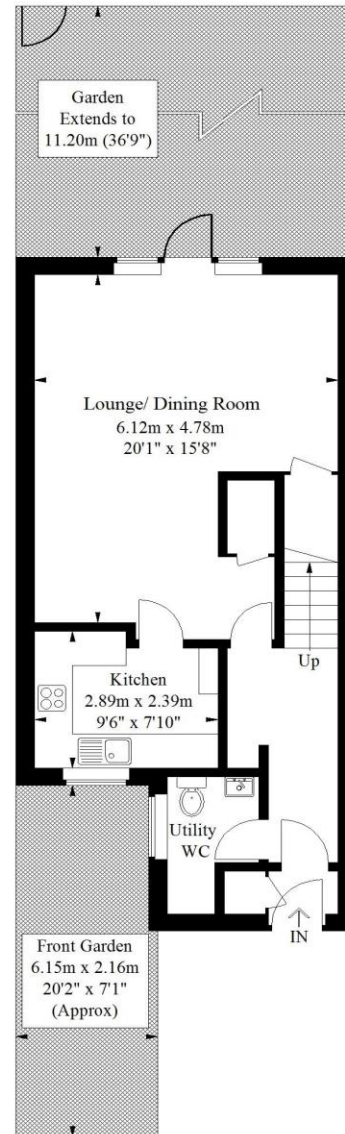


Hartcroft, Forestdale

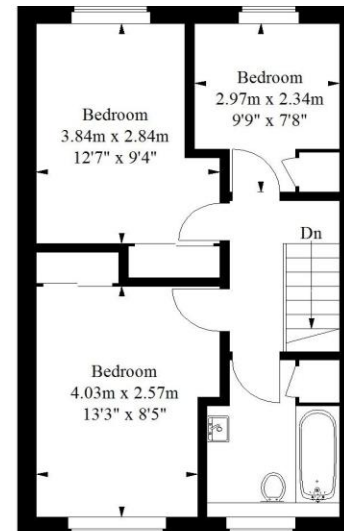
Approximate Gross Internal Area
90.3 sq m / 972 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 103.2 sq m / 1111 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor
48.8 sq m / 525 sq ft



First Floor
41.5 sq m / 447 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansuSketch.com © 2017 (ID397439)

- ❖ EPC EER C
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ GARAGE
- ❖ SOUTH/ WEST FACING REAR GARDEN
- ❖ QUIET CUL-DE-SAC SETTING
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ MOMENTS FROM THE 433 BUS ROUTE
- ❖ LARGE 20' X 15' LOUNGE/ DINING ROOM
- ❖ DOWN STAIRS WC
- ❖ AMPLE STORAGE

A well presented three bedroom modern terrace house situated within this quiet cul-de-sac, in the popular Forestdale area of Croydon, conveniently located 0.6 miles from the local tram stop, and moments from the 433 bus route that provides a direct service to both East Croydon & West Croydon train stations.

This spacious home benefits from ample storage, a down stairs WC, a private garage, communal off road parking, a large 20' x 15' lounge/ dining room, and a south/ west facing rear garden.

The accommodation comprises three bedrooms each with fitted wardrobes, a stylish three piece family bathroom suite, a down stairs WC with utility space, a modern fitted kitchen, a spacious lounge/ dining room with two large fitted cupboards, and a 36' private garden with rear gate providing easy access to the garage.

Furthermore, this property sits within half a mile of a number of well regarded primary & secondary schools, and within easy reach of a wide range of shops, cafes and restaurants on Selston high street. In our opinion, this property would make a wonderful family home.

