

# FOLKLANDS

LISMORE ROAD, SOUTH CROYDON

GUIDE PRICE £625,000









# Lismore Road, South Croydon

Approximate Gross Internal Area  
(Including Basement / Excluding Eaves)  
173.1 sq m / 1862 sq ft

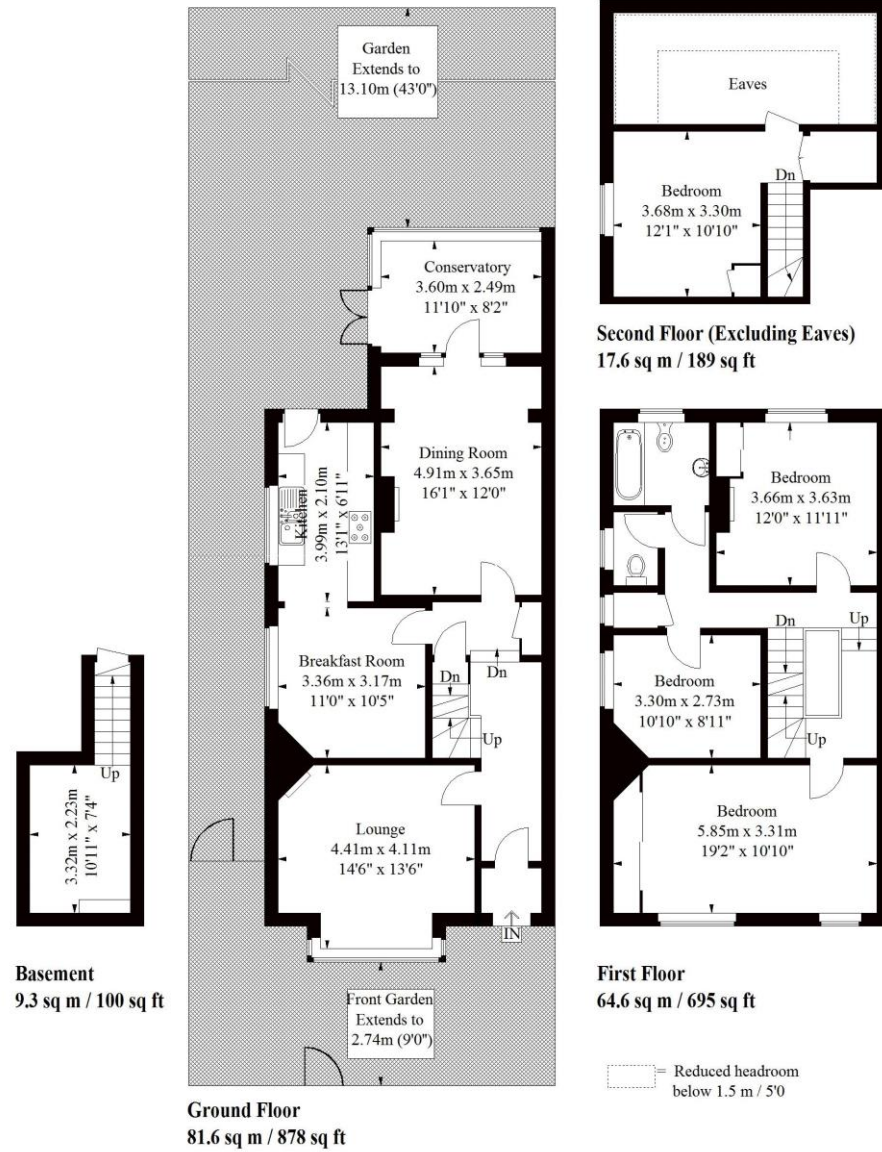


Illustration for identification purposes only, measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ HALLS ADJOINING SEMI-DETACHED HOUSE
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD STATION
- ❖ WESTERLY FACING REAR GARDEN
- ❖ CLOSE TO POPULAR LOCAL PRIMARY SCHOOLS
- ❖ 1862 SQFT OF FLOOR SPACE
- ❖ BASEMENT ROOM
- ❖ AMPLE STORAGE
- ❖ WELL PRESENTED THROUGHOUT

A well presented four bedroom halls adjoining semi-detached house, situated within this quiet residential road, conveniently located only 0.5 miles from South Croydon train station, and 0.6 miles from Sanderstead train station.

This spacious home is naturally arranged over three floors, boasts 1862 SQFT of floor space, benefits from side access, a westerly facing rear garden, an abundance of storage, and along with having ample living space we feel this property would make a wonderful family home.

The accommodation comprises 19' master bedroom, three further bedrooms, a family bathroom suite, separate WC, ample eaves storage, bay fronted living room, separate dining room, conservatory with under floor heating, breakfast room, modern fitted kitchen, basement room (Ideal for easily accessible storage), and a 43' private rear garden.

Furthermore, this property sits within half a mile of a number of well regarded primary schools and within a short distance to both Croham Hurst woods & the open green spaces of Lloyd park.

