

FOLKLANDS



BRAEMAR AVENUE, SOUTH CROYDON

GUIDE PRICE £440,000

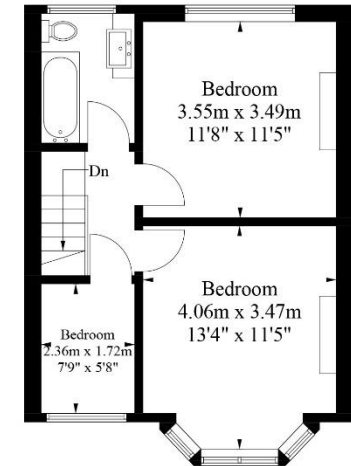
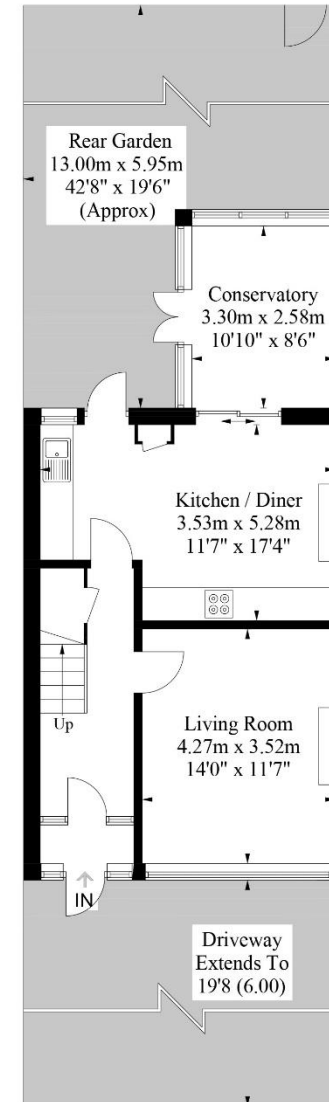






Braemar Avenue, South Croydon

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft



Ground Floor
563 sq ft / 52.3 sq m

First Floor
430 sq ft / 40 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID562467)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ IMMACULATELY PRESENTED THROUGHOUT
- ❖ CONSERVATORY EXTENDED
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ NO ONWARD CHAIN
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EPC EER D

An immaculately presented three bedroom period terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.2 miles from Sanderstead train station, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

This bright & airy home is offered to the market with no onward chain, benefits from being fully double glazed, has off road parking for two cars, a beautifully maintained Westerly facing rear garden, an extended conservatory, and ample scope to loft extend (stpp).

The accommodation comprises three bedrooms, a stylish bathroom suite, ample loft space, a beautiful living room with a feature fireplace & fitted shutters, an open plan kitchen/ dining room, a conservatory extension, and a landscaped rear garden with rear access.

Furthermore, this property sits moments from the open green spaces of South Croydon recreational grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

