

FOLKLANDS



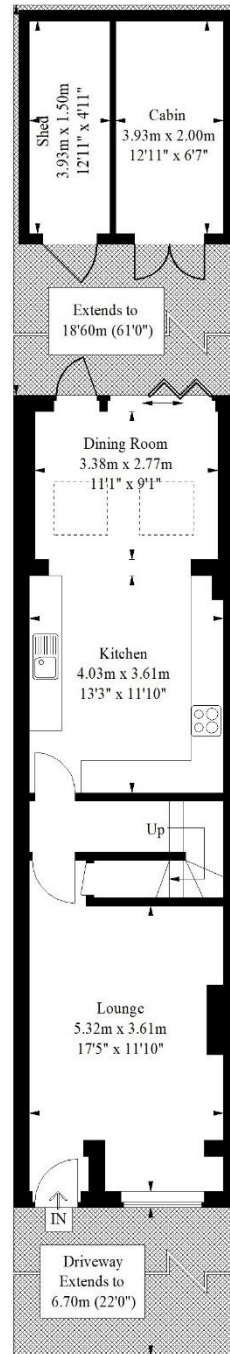
OVAL ROAD, EAST CROYDON
GUIDE PRICE £445,000





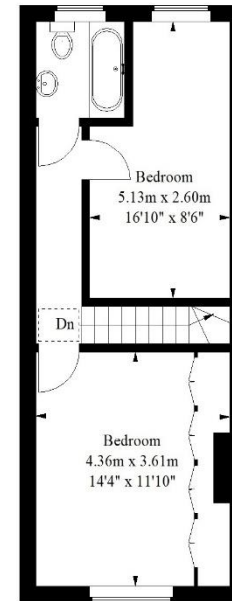


Oval Road, East Croydon



Ground Floor
52.3 sq m / 563 sq ft

Approximate Gross Internal Area
90.1 sq m / 970 sq ft
Outbuilding = 14.2 sq m / 153 sq ft
Total = 104.3 sq m / 1123 sq ft



First Floor
37.8 sq m / 407 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID622817)

- ❖ TWO DOUBLE BEDROOM HOUSE
- ❖ OFF ROAD PARKING
- ❖ STUNNING KITCHEN/ DINING ROOM
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ FIRST FLOOR BATHROOM
- ❖ GARDEN CABIN/ OFFICE & STORAGE
- ❖ LARGE LIVING ROOM
- ❖ EPC EER C

A well-presented two double bedroom terrace house situated within this highly desirable residential road, conveniently located only 0.3 miles from East Croydon train station & 0.2 miles from the local tram stop.

This bright & airy home benefits from off road parking, an extended kitchen/ dining room, a garden cabin which features an office space & shed storage, and boasts a first floor family bathroom.

The accommodation comprises master bedroom with full range of fitted wardrobes, a second double bedroom, a three piece bathroom suite with shower over bath, a large living room, a stylish & contemporary fitted kitchen, an extended dining room with bi-folding doors, and a 61' private rear garden.

Furthermore, this property sits within half a mile of Croydon town centre with its plethora of shops, supermarkets & restaurants, and is a short distance away from the recently built Box Park complex with its variety of bars & eateries. We feel that this property would prove to be a perfect first time buy, especially for those looking to commute into central London.

