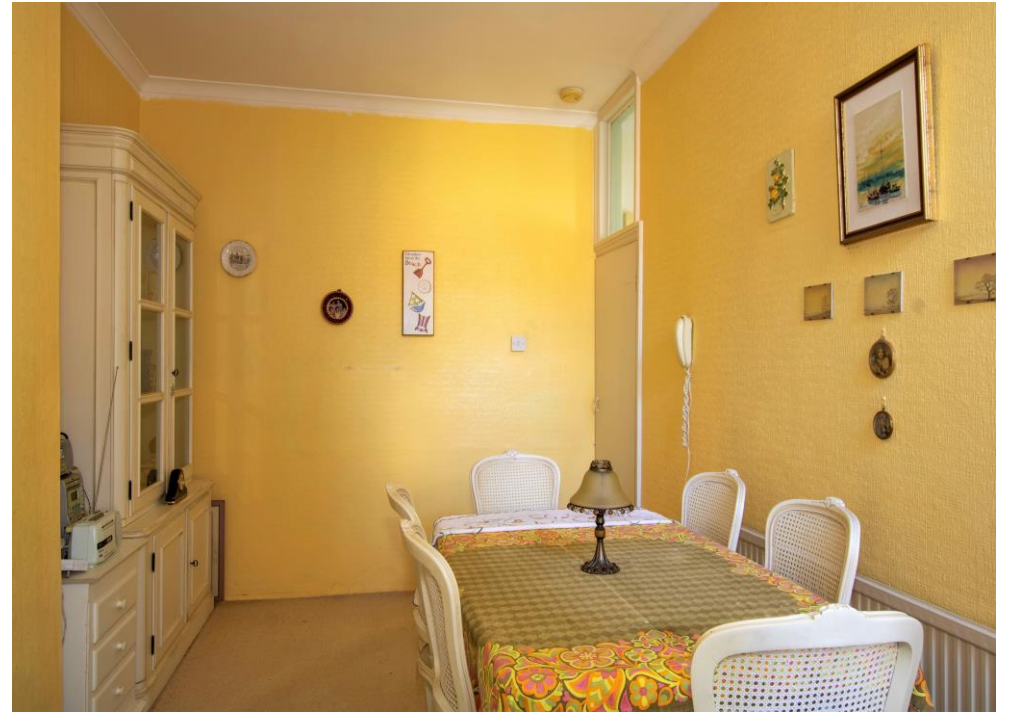


FOLKLANDS

BURLINGTON ROAD, THORNTON HEATH
GUIDE PRICE £210,000

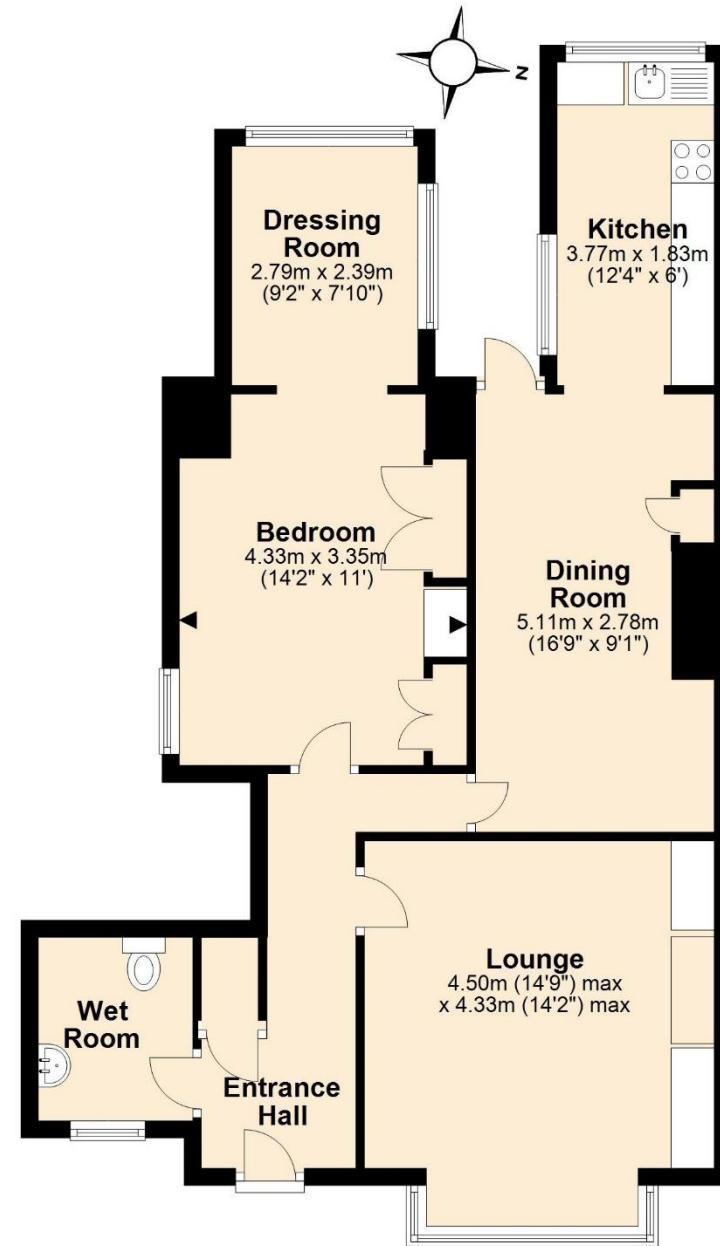






Ground Floor

Approx. 73.3 sq. metres (789.2 sq. feet)



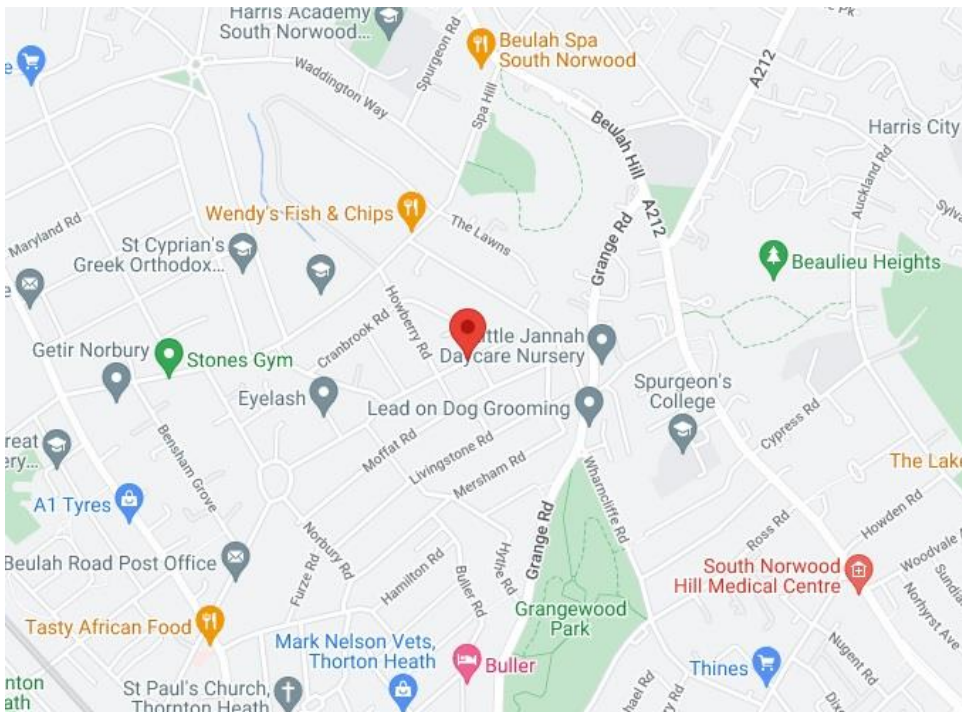
Total area: approx. 73.3 sq. metres (789.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ LARGE GARDEN FLAT – CHAIN FREE
- ❖ CASH BUYERS ONLY
- ❖ UNDERPINNING REQUIRED
- ❖ PRIVATE REAR GARDEN & PRIVATE ENTRANCE
- ❖ 789 SQFT
- ❖ 0.8 MILES FROM THORNTON HEATH TRAIN STATION
- ❖ QUIET RESIDENTIAL AREA
- ❖ NEARBY TO GRANGE PARK
- ❖ ULTRA LONG LEASE WITH CIRCA 950 YEARS
- ❖ EPC EER E



**** Cash Buyers Only ** Underpinning Required ** Chain Free ** Scope to Modernise ** Private Rear Garden ** 789 SQFT ** An exceptionally spacious one/ two bedroom garden flat, situated within this quiet residential area, conveniently located only 0.8 miles from Thornton Heath train station and just over one mile to both Crystal Palace & Norwood Junction stations.**

This spacious home boasts an ultra-long lease with circa 950 years in balance, it has a private entrance, high ceilings, and a sizeable private rear garden. With flexible accommodation, the property can comfortably be configured either as an oversized one bedroom, or as a two double bedroom.

The accommodation comprises a large bedroom with fitted wardrobes & a separate dressing room, a modern three-piece shower room, a large bay-fronted living room/ second bedroom, a separate dining room/ lounge, and a fitted kitchen. Externally, there is a brick built shed, a large block-paved patio and a grass lawn.

Furthermore, this property sits nearby to an abundance of local amenities and is nearby to Grange Park, South Norwood Lakes & Crystal Palace Park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		