

FOLKLANDS



CHISHOLM ROAD, EAST CROYDON

GUIDE PRICE £635,000





Chisholm Road, East Croydon

Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft

Garden Shed = 3.1 sq m / 33 sq ft

Total = 129.9 sq m / 1398 sq ft

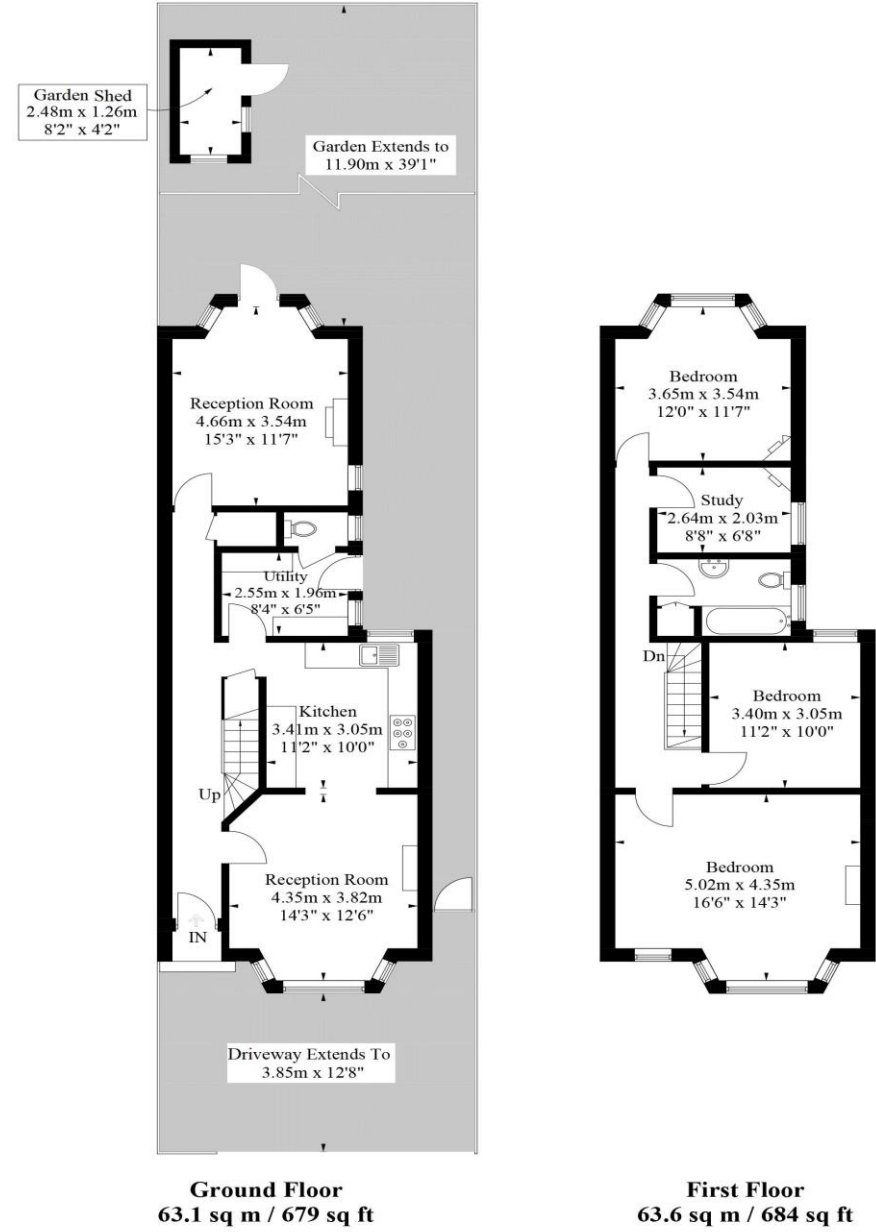


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID361783)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER E
- ❖ HALLS ADJOINING SEMI-DETACHED HOUSE
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 100M TO LEBANON ROAD TRAM STOP
- ❖ QUIET RESIDENTIAL ROAD
- ❖ SCOPE TO EXTEND (STPP)
- ❖ WESTERLY FACING REAR GARDEN
- ❖ PREMIUM LOCATION
- ❖ OFF ROAD PARKING
- ❖ MANY PERIOD FEATURES

A well presented four bedroom halls adjoining semi-detached house situated within this highly desirable residential road, conveniently located only 0.3 miles from East Croydon train station, approximately 100m from Lebanon road tram stop and moments from a range of local conveniences.

This spacious home boasts 1365 sqft of floor space, side access, off road parking, a recently re-fitted kitchen, a down stairs WC, ample scope to extend both to the rear & into the loft space (STPP), benefits from many period features such as original stripped doors, feature fire places & picture rails, and further benefits from a well maintained westerly facing rear garden.

The accommodation comprises 16' bay fronted master bedroom, two further double bedrooms, a three piece family bathroom suite, bedroom four/ study, large loft space, a contemporary fitted kitchen which is open plan to the front reception room, separate utility room, ample cupboard space and a rear reception room with bay window and feature fire place.

Furthermore, this property sits within a quiet road only 0.2 miles from Ark Oval primary school and 0.4 miles from Park Hill primary school. Further afield Croydon town centre is only half a mile away, along with the newly opened Box Park with all of its bars restaurants and dining options. In our opinion this property would make a wonderful family home.

