

FOLKLANDS



GREEN ACRES, PARK HILL
GUIDE PRICE £375,000





White upper kitchen cabinets with silver handles, located above the stove and countertop area.

White lower kitchen cabinets with silver handles, located below the countertop and stove area.

White upper kitchen cabinets with silver handles, located along the back wall above the window.

White upper kitchen cabinet with a silver handle, located above the microwave.

White lower kitchen cabinets with silver handles, located below the countertop on the right side.

Stainless steel range hood mounted above the stove.

Stainless steel gas stove with four burners and a built-in oven below it.

Window with horizontal blinds, providing a view of a house outside.

White radiator located under the window.

White wooden chair with a cross-back design, positioned under the window.

White microwave oven on the countertop.

White floating shelves holding various items, including cookbooks and magazines.

Two cookbooks on the shelf: "EASY TASTY ITALIAN" and "COOK".

A magazine titled "LEAN IN 15" by JOE WICK on the shelf.

A wooden crate containing glass jars, labeled "FLOWERS" and "HERBS".

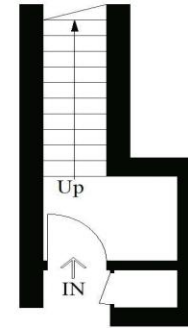
A white ceramic pot with the text "IT'S YUMMY" on it.

Two black track lights mounted on the ceiling.

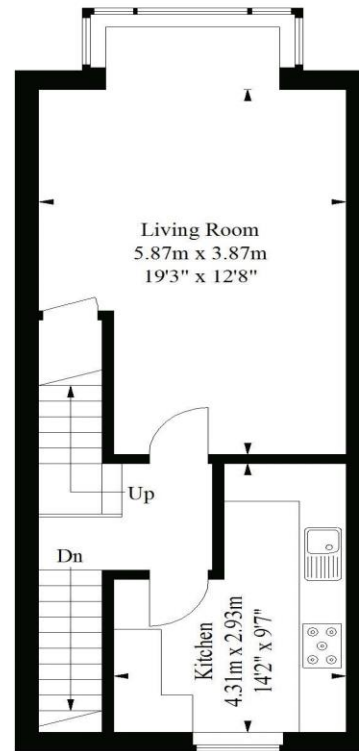


Green Acres, Park Hill, Croydon

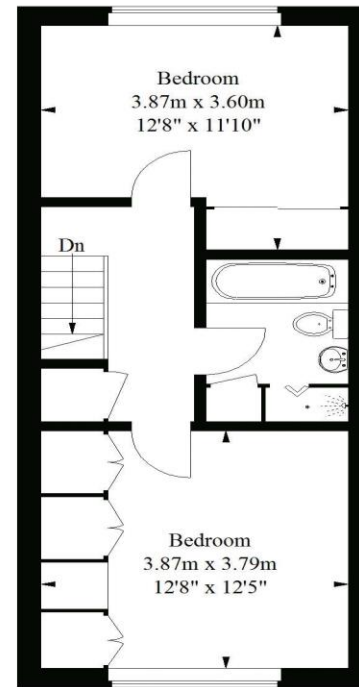
Approximate Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
4.4 sq m / 47 sq ft



First Floor
42.4 sq m / 456 sq ft



Second Floor
40.2 sq m / 433 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 375732)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ SPLIT LEVEL MAISONETTE
- ❖ CUL-DE-SAC LOCATION
- ❖ PRIVATE GARAGE
- ❖ SUPERBLY PRESENTED
- ❖ LONG LEASE
- ❖ 0.4 MILES TO SANDILANDS TRAM STOP
- ❖ 0.75 MILES TO EAST CROYDON TRAIN STATION
- ❖ OVER 900 SQFT OF FLOOR SPACE
- ❖ PRIVATE ENTRANCE

A superbly presented two double bedroom first floor split level maisonette situated within this popular cul-de-sac in the desirable Park Hill area of Croydon, conveniently located only 0.4 miles from Sandilands tram stop and approximately 0.75 miles from East Croydon train station.

This larger than apartment boasts 936 sqft of floor space, a private entrance, a long lease, has access to loft storage space, benefits from a private garage en bloc, offers good storage space throughout the property, and enjoys ample living space. In our opinion, this property would make a superb first time buy, or long term investment.

The accommodation comprises two large double bedrooms each with fitted wardrobes, a modern four piece bathroom suite, a 19' lounge/ dining room with space for a full sized table & chairs, a stylish fitted kitchen with granite work surfaces and a utility space in the entrance hall.

Furthermore, the property sits moments from the local convenience store, a short walk from the open green spaces of Lloyd park and approximate one mile from Croydon town centre's shopping facilities, bars & restaurants.

