

FOLKLANDS

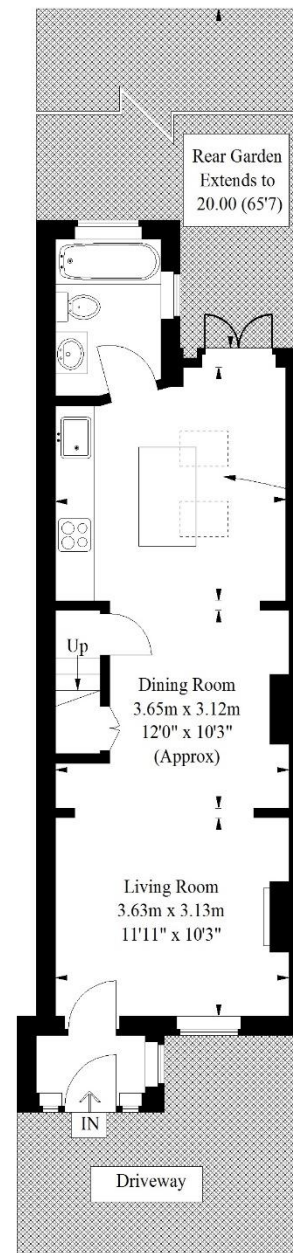


HALING ROAD, SOUTH CROYDON

GUIDE PRICE £365,000







Haling Road, South Croydon

Approximate Gross Internal Area
64.7 sq m / 697 sq ft

Rear Garden
Extends to
20.00 (65'7)

Kitchen
3.65m x 3.38m
12'0" x 11'1"

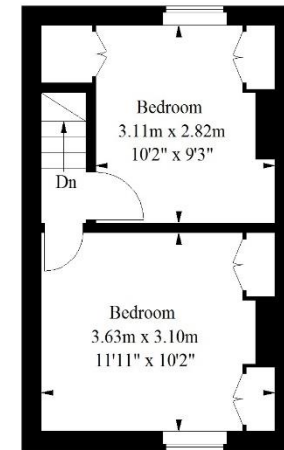
Up

Dining Room
3.65m x 3.12m
12'0" x 10'3"
(Approx)

Living Room
3.63m x 3.13m
11'11" x 10'3"

IN

Driveway



Bedroom
3.11m x 2.82m
10'2" x 9'3"

Bedroom
3.63m x 3.10m
11'11" x 10'2"

Dn

Ground Floor
41.5 sq m / 447 sq ft

First Floor
23.2 sq m / 250 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 543860)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ 65' REAR GARDEN
- ❖ BEAUTIFUL EXTENDED KITCHEN
- ❖ OPEN PLAN LOUNGE/ DINING ROOM
- ❖ NO ONWARD CHAIN
- ❖ 0.3 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ STYLISH BATHROOM SUITE
- ❖ EPC EER D

**** Chain Free **** A superbly presented two double bedroom terrace house conveniently located only 0.3 miles from South Croydon train station and moments from the numerous bus routes that run along the Brighton Road & Selsdon Road.

This bright & spacious property benefits from off road parking for one car, a 65' rear garden, has ample storage, and a wonderful extended kitchen/ breakfast room. Additionally, this property boasts underfloor heating throughout the kitchen & bathroom, has two electric Velux windows in the kitchen making it a wonderful light space, and had a new combi-boiler fitted approximately 3 years ago.

The accommodation comprises two double bedrooms both with fitted wardrobes, an open plan lounge/ dining room, a stylish 12' x 11' kitchen/ breakfast room with high-end appliances including a Siemens oven & dishwasher and a Bosch gas hob, a contemporary bathroom suite, and ample loft storage space.

Furthermore, this property sits a short walk away from Croydon's popular Restaurant Quarter, which offers a plethora of bars, restaurants & cafes; and is within easy reach of a wide range of local conveniences.

