

FOLKLANDS



HAMOND CLOSE, SOUTH CROYDON

GUIDE PRICE £459,950







Hamond Close, South Croydon



Approximate Gross Internal Area
103.5 sq m / 1113 sq ft

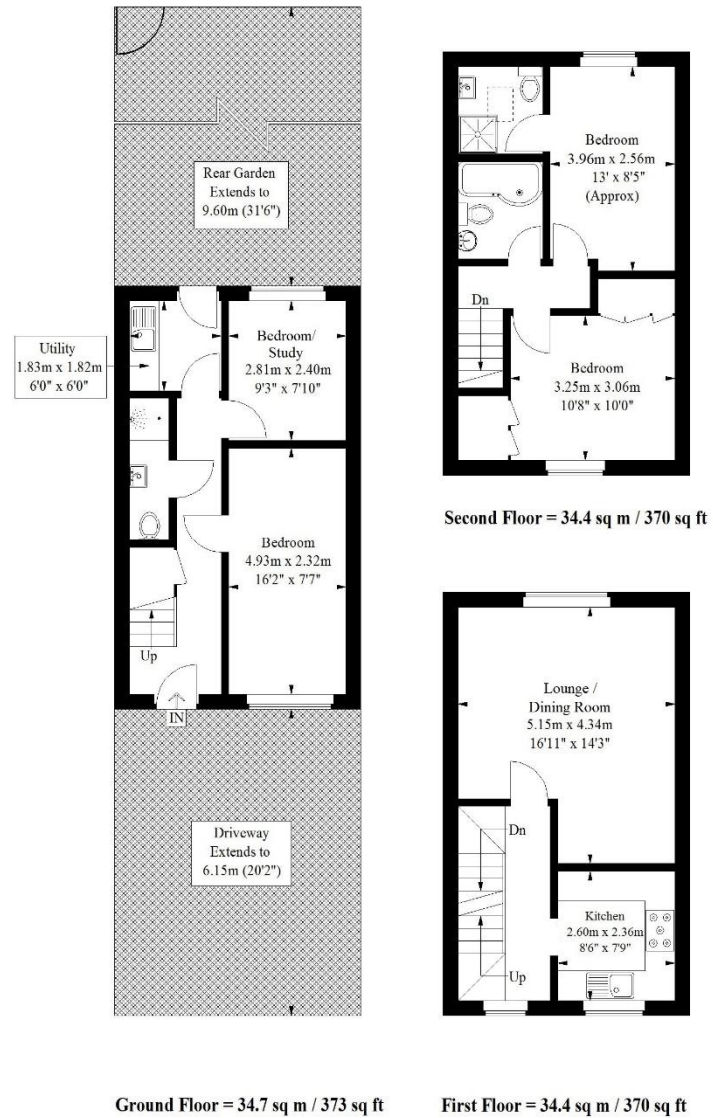


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 562678)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE STOREY TOWNHOUSE
- ❖ THREE/ FOUR BEDROOMS
- ❖ THREE BATHROOMS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ CUL-DE-SAC LOCATION
- ❖ OVER-LOOKING OPEN PLAYING FIELDS
- ❖ 0.5 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC EER D

A well presented three/ four bedroom townhouse situated within this quiet cul-de-sac, conveniently located 0.5 miles from Purley Oaks train station, 0.7 miles from Sanderstead train station, and approximately one mile from Purley mainline station & town centre.

This bright & airy home is arranged over three floors, offers flexible accommodation, benefits from off road parking for two cars, has pleasant views to the rear over open playing fields, enjoys a Westerly facing rear garden, and is fully double glazed.

The accommodation comprises master bedroom with an en-suite shower room, two further double bedrooms, a family bathroom suite, a spacious lounge/ dining room, a contemporary fitted kitchen, bedroom four/ study, a down-stairs shower room with WC, a separate utility room and a low-maintenance rear garden.

Furthermore, this property sits within close proximity to several well regarded primary & secondary schools and within walking distance to a wide range of shops, cafes and restaurants in both Purley town centre and South Croydon.

