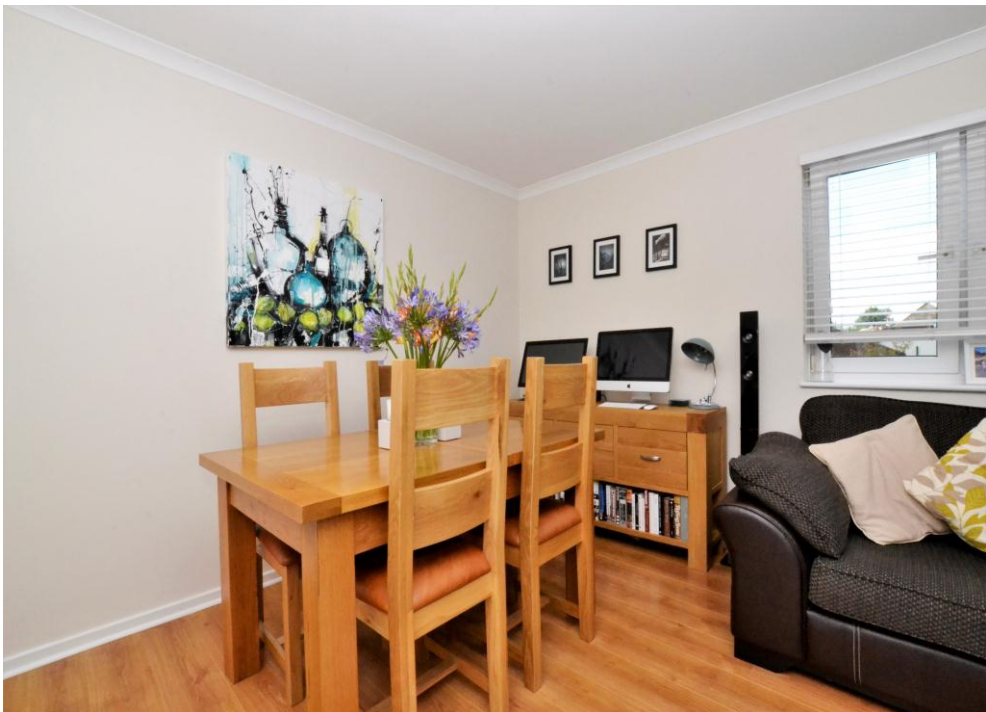


# FOLKLANDS



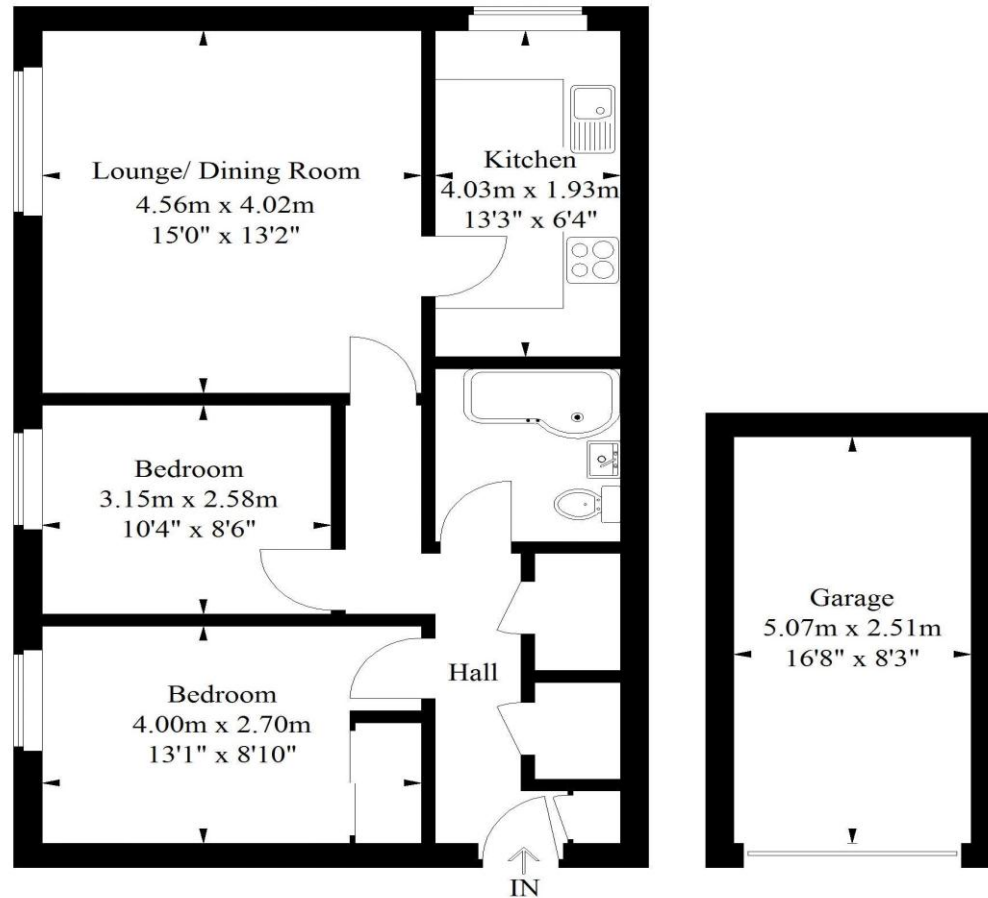
PARRS CLOSE, SOUTH CROYDON  
GUIDE PRICE £310,000





# Parrs Close, South Croydon

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 74.4 sq m / 801 sq ft



**First Floor**

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2017 (ID365819)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ FIRST FLOOR APARTMENT
- ❖ LONG LEASE
- ❖ PRIVATE GARAGE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.1 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ AMPLE STORAGE
- ❖ IDEAL FIRST TIME BUY

A superbly presented two double bedroom first floor purpose built apartment situated within this popular cul-de-sac development, conveniently located only 0.1 mile from Sanderstead train station and 0.2 miles from Purley Oaks train station.

This bright & airy home is offered to the market with a long lease, enjoys a southerly aspect, benefits from a private garage, is fully double glazed, and having been refurbished to a particularly high standard we feel that this property would make an excellent first time buy or long standing investment.

The accommodation comprises master bedroom with large built in wardrobe, second double bedroom, ample hall storage cupboards, a spacious living room, stylish fully fitted kitchen and a contemporary three piece bathroom suite.

Furthermore, this property sits moments from a wide range of shops, cafes & restaurants, the local gym and a short stroll to the open green spaces of South Croydon recreational grounds.

