

FOLKLANDS

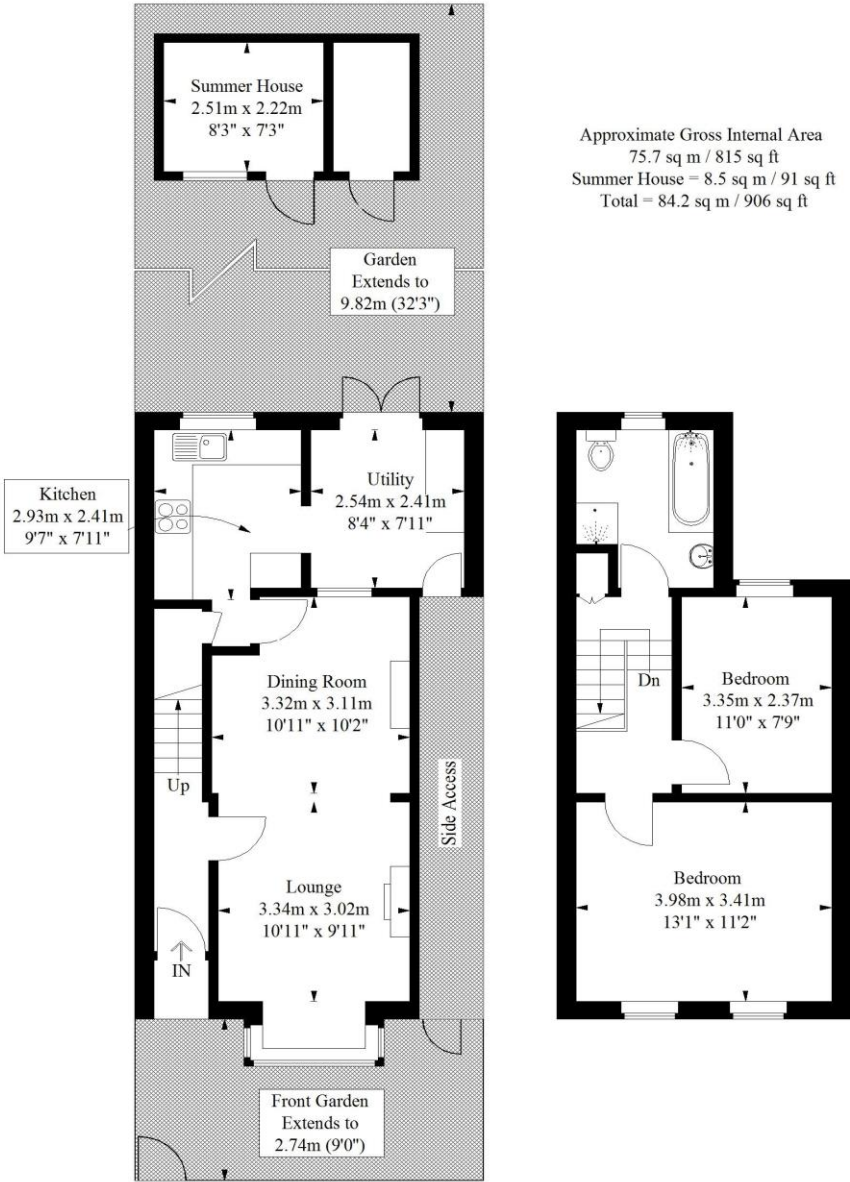


WYCHE GROVE, SOUTH CROYDON
GUIDE PRICE £380,000





Wyche Grove, South Croydon



Approximate Gross Internal Area
75.7 sq m / 815 sq ft
Summer House = 8.5 sq m / 91 sq ft
Total = 84.2 sq m / 906 sq ft

Ground Floor
42 sq m / 452 sq ft

First Floor
33.7 sq m / 363 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 435991)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM END OF TERRACE HOUSE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ PRIVATE SIDE ACCESS
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ RECENTLY BUILT GARDEN CABIN
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ EXTENDED UTILITY ROOM
- ❖ FOUR PIECE FAMILY BATHROOM SUITE

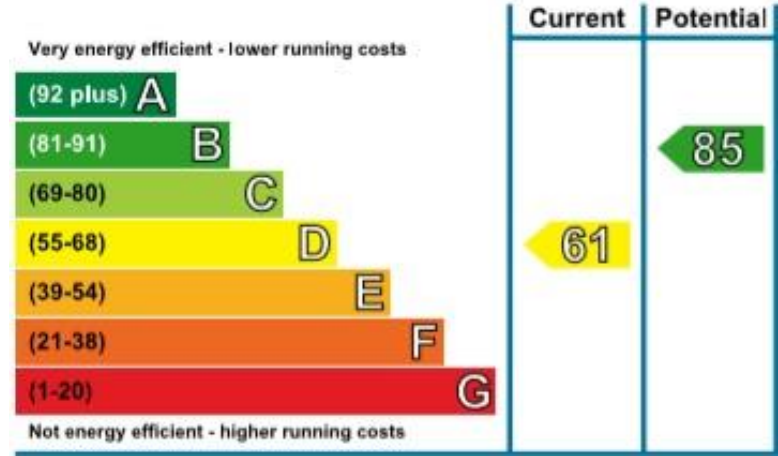


A well presented two double bedroom end of terrace house situated within within this popular residential road, conveniently located only 0.3 miles from both Purley Oaks & Sanderstead train stations, which provide direct services into London Bridge & Victoria train stations.

This larger than average home benefits from a utility room extension with private side access, a recently built garden cabin, a well designed Southerly facing rear garden and has a large loft space which offers potential to loft extend (STPP). Additionally the owners replaced all of the double glazed windows in 2017 including the front and back doors.

The accommodation comprises two double bedrooms, a spacious four piece family bathroom suite with separate shower cubicle, ample loft storage space, an open plan double reception room, an under-stairs storage cupboard, a stylish fitted kitchen, and a utility room extension with direct access to the private rear garden which enjoys a large seating area and lawn.

Furthermore, this property sits moments from a wide range of local conveniences, yards away from the open green spaces of South Croydon recreational grounds, and within reach of a number of well regarded primary schools. We feel this property would make a wonderful first home.



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.