

FOLKLANDS



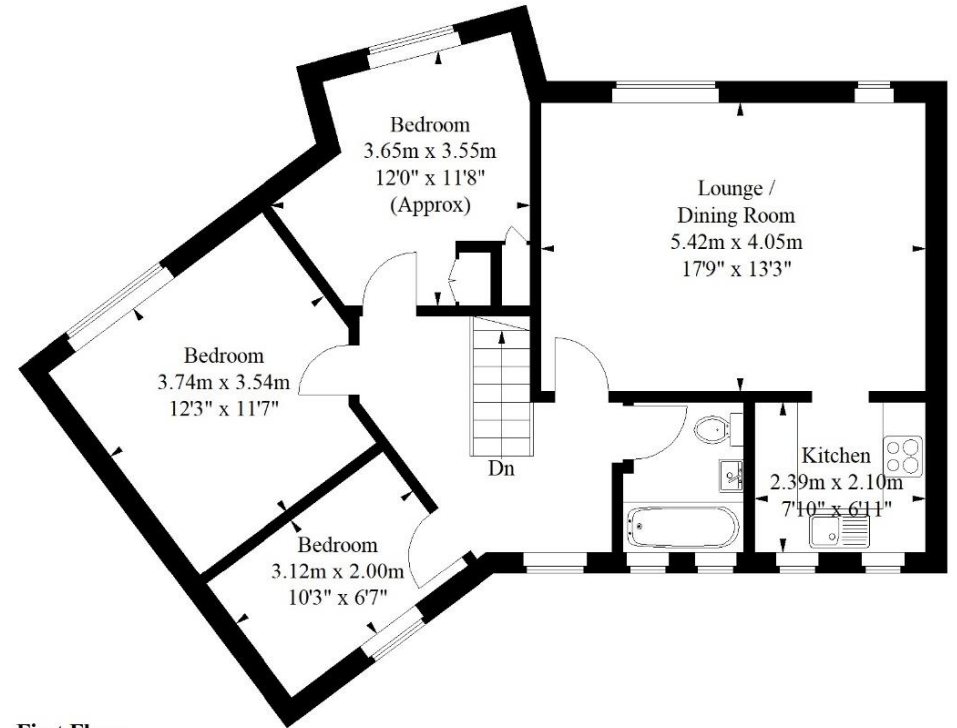
MORLAND AVENUE, EAST CROYDON

GUIDE PRICE £350,000

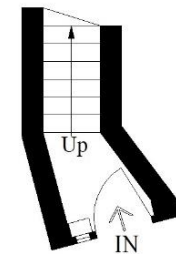


Morland Avenue, East Croydon

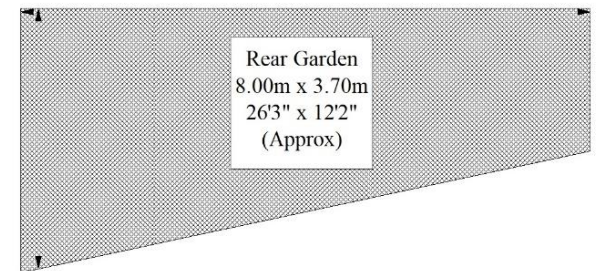
Approximate Gross Internal Area = 75 sq m / 807 sq ft



First Floor
72.3 sq m / 778 sq ft



Ground Floor
2.7 sq m / 29 sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID614634)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ THREE BEDROOM FIRST FLOOR FLAT
- ❖ NEWLY REFURBISHED
- ❖ PLANNING PERMISSION TO LOFT EXTEND
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ NO ONWARD CHAIN
- ❖ PRIVATE REAR GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ SHARE OF FREEHOLD AND A 999 YEAR LEASE
- ❖ EPC EER D

A newly refurbished three bedroom first floor maisonette situated within this popular residential road, conveniently located only 0.6 miles from East Croydon train station and 0.4 miles from the local Tram stop.

This spacious property is offered to the market as chain free and benefits from a private section of rear garden, a share of freehold, a private entrance, and features planning permission to loft extend (Granted in December 2019).

Having been fully refurbished, this flat enjoys newly fitted windows throughout, has a new central heating system with combi-boiler, it has been fully rewired and overall finished to a high specification.

The accommodation comprises three bedrooms, a large lounge/ dining room, a contemporary fitted kitchen and a stylish three-piece bathroom suite with shower over bath.

Furthermore, this property sits within a close proximity to a wide range of local shops, cafes and supermarkets.

