

FOLKLANDS



NEWLANDS WOODS, FORESTDALE

GUIDE PRICE £369,950





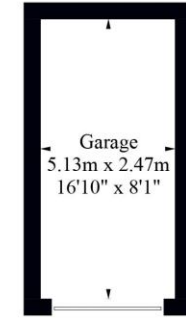
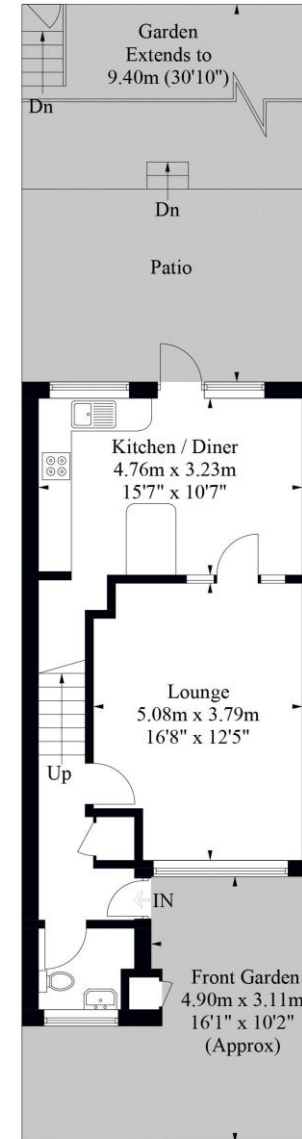


Newlands Wood, Forestdale

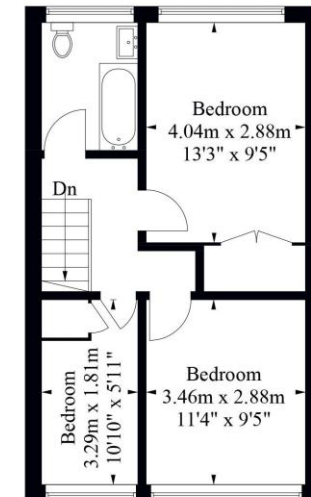
Approximate Gross Internal Area = 86.5 sq m / 931 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 99.1 sq m / 1067 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor
492 sq ft / 45.7 sq m

First Floor
439 sq ft / 40.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID420572)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

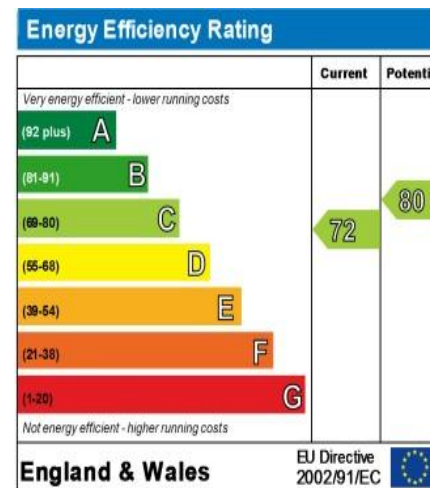
- ❖ EPC EER C
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ HIGH SPEC STYLISH INTERIOR
- ❖ PRIVATE GARAGE
- ❖ WESTERLY FACING REAR GARDEN
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ CONTEMPORARY KITCHEN/ DINING ROOM
- ❖ MOMENTS FROM FORESTDALE PRIMARY SCHOOL
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ 433 BUS ROUTE TO EAST & WEST CROYDON TRAIN STATIONS

A superbly presented three bedroom mid-terrace house situated within the popular Forestdale area of Croydon, conveniently located 0.5 miles from the local Tram stop and moments from the 433 Bus route providing a regular service to both West & East Croydon train stations.

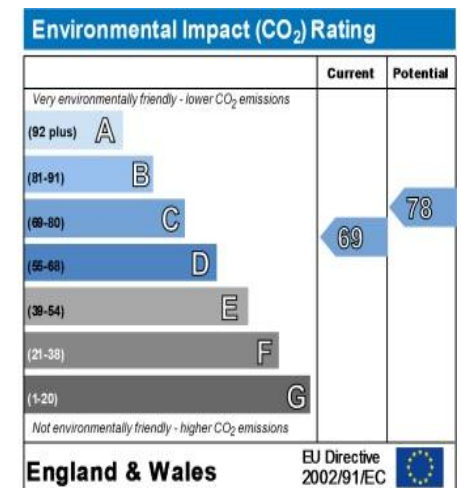
This stylish home benefits from a high specification throughout including Oak wood flooring, is fully double glazed, enjoys a large kitchen/ breakfast room, a down stairs WC/ utility room and a Westerly facing rear garden. Additionally, the property also offers a private garage en-bloc.

The accommodation comprises 16'8 living room, a contemporary kitchen/ dining room with breakfast bar & space for dining table, a master bedroom with full range of fitted wardrobes, two further bedrooms, a large loft space, a stylish three piece family bathroom suite and a westerly facing private rear garden with patio area and a small lawn.

Furthermore, the property sits 0.1 miles from the highly regarded Forestdale Primary school and 0.5 miles from Quest Academy secondary school.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.