

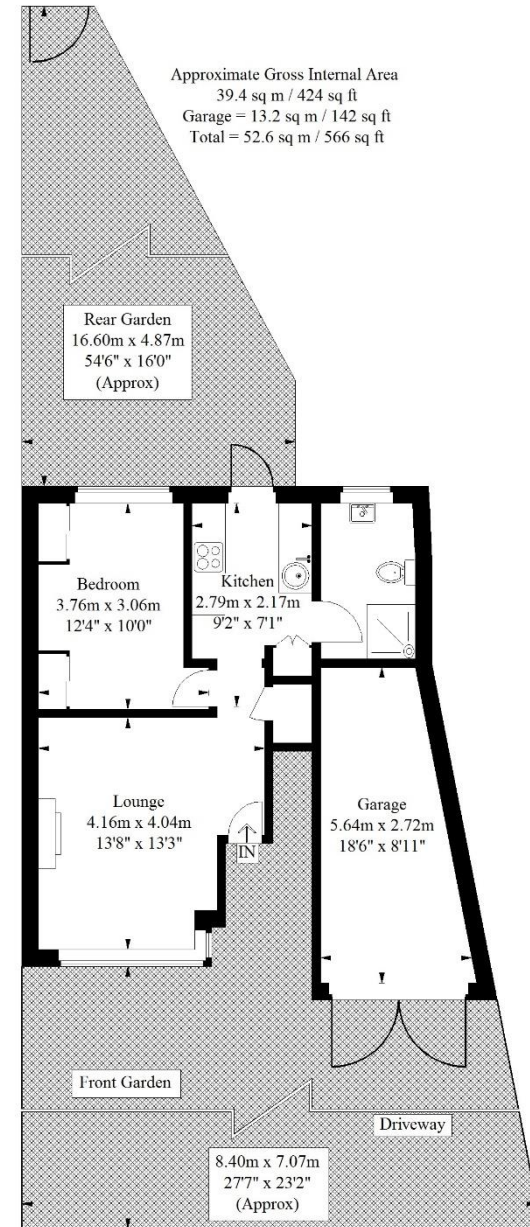
FOLKLANDS



76A OCKLEY ROAD, CROYDON
GUIDE PRICE £210,000



Ockley Road, Croydon



Approximate Gross Internal Area
39.4 sq m / 424 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 52.6 sq m / 566 sq ft

Rear Garden
16.60m x 4.87m
54'6" x 16'0"
(Approx)

Bedroom
3.76m x 3.06m
12'4" x 10'0"

Kitchen
2.79m x 2.17m
9'2" x 7'1"

Lounge
4.16m x 4.04m
13'8" x 13'3"

Garage
5.64m x 2.72m
18'6" x 8'11"

Front Garden

Driveway

8.40m x 7.07m
27'7" x 23'2"
(Approx)

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 465034)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ ONE BEDROOM GROUND FLOOR GARDEN FLAT
- ❖ SHARE OF FREEHOLD
- ❖ GARAGE & OFF STREET PARKING
- ❖ 0.2 MILES FROM THERAPIA LANE TRAM STOP
- ❖ PRIVATE SECTION OF REAR GARDEN
- ❖ SCOPE TO CONVERT THE GARAGE (STPP)
- ❖ SPACIOUS LIVING ROOM
- ❖ AMPLE STORAGE SPACE
- ❖ QUIET RESIDENTIAL ROAD

A one double bedroom ground floor garden flat situated within this quiet residential road, conveniently located approximately 0.2 miles from Therapia lane tram stop which provides frequent connections to Wimbledon Mainline station (18 minute journey time), West Croydon Train station (10 minute journey time) and East Croydon Train station (15 minute journey time).

This bright & airy property benefits from a share of freehold, a private section of rear garden, a private garage and off street parking.

The accommodation comprises one double bedroom with built in wardrobes, a large living room, a modern fitted kitchen, an under-stairs cupboard and a three piece shower room.

Furthermore, this property sits a short walk from the open green spaces of Mitcham Common and within easy reach of a wide range of shops, supermarkets and retail outlets on the Purley way. In our opinion this property would make an ideal first time buy or investment property.

