

FOLKLANDS



Blue parking sign with text: 'P Mon-Sat 9am-6pm', 'Pay by machine opposite', 'Discharge vehicle', 'Pay by phone 0202 2048 0202', 'Loading/unloading 1800-1815', 'Max stay 4 hours'.

HARRISONS RISE, CROYDON
GUIDE PRICE £425,000

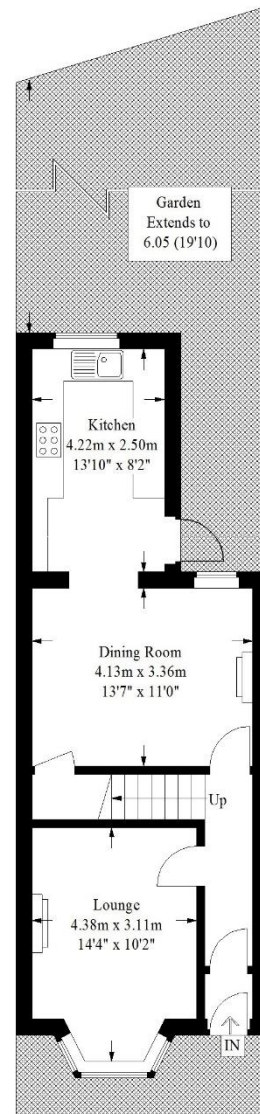




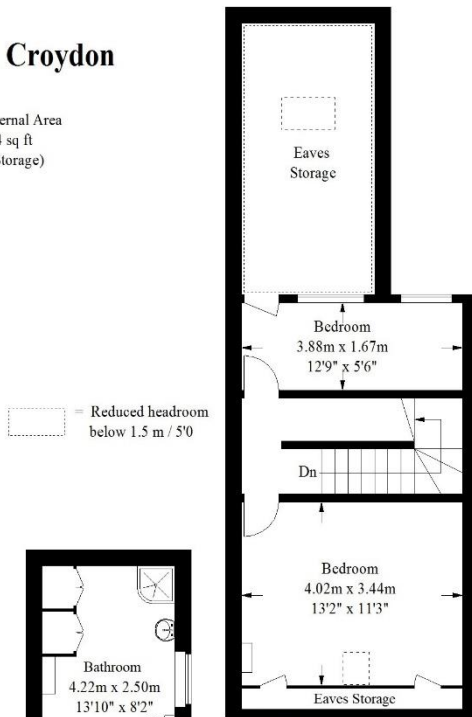


Harrison Rise, Croydon

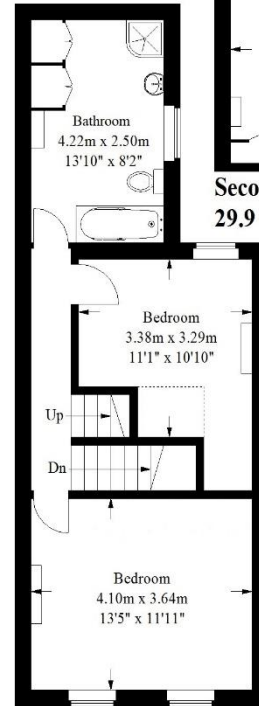
Approximate Gross Internal Area
129.3 sq m / 1304 sq ft
(Excluding Eaves Storage)



Ground Floor
46.4 sq m / 499 sq ft



Second Floor
29.9 sq m / 322 sq ft



First Floor
44.9 sq m / 483 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 442752)

- ❖ EPC EER D
- ❖ FOUR BEDROOM SEMI-DETACHED HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ LARGE FOUR PIECE FAMILY BATHROOM SUITE
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.5 MILES FROM WADDON TRAIN STATION
- ❖ CLOSE TO WANDLE PARK & DUPPAS HILL
- ❖ NEW COMBI-BOILER FITTED IN 2017
- ❖ TWO SEPARATE RECEPTION ROOMS



A superbly presented four bedroom semi-detached house situated within this popular residential road, conveniently located only 0.3 miles from the local tram stop, 0.5 miles from Waddon train station and less than one mile from East Croydon train station.

With over 1300sqft of floor space, this spacious home enjoys excellent decor throughout, has ample storage space, benefits from a new boiler being fitted in May 2017, and with a stylish interior design we feel this property would make the ideal family home.

The accommodation comprises bay fronted living room with feature fire place & fitted shutters, separate dining room, a contemporary fitted kitchen with breakfast bar area, a private rear garden with good fencing & dark stained decking, a large full width master bedroom with fitted shutters, three further bedrooms, a 13' family bathroom with separate shower cubicle, and easy to access eaves storage.

Furthermore, this property sits within close proximity to a number of well regarded primary schools, is a short distance to the open green spaces of both Duppas Hill & Wandle Park and is approximately half a mile from the plethora of shops in Croydon town centre.

