

FOLKLANDS



CARLTON ROAD, SOUTH CROYDON
GUIDE PRICE £735,000



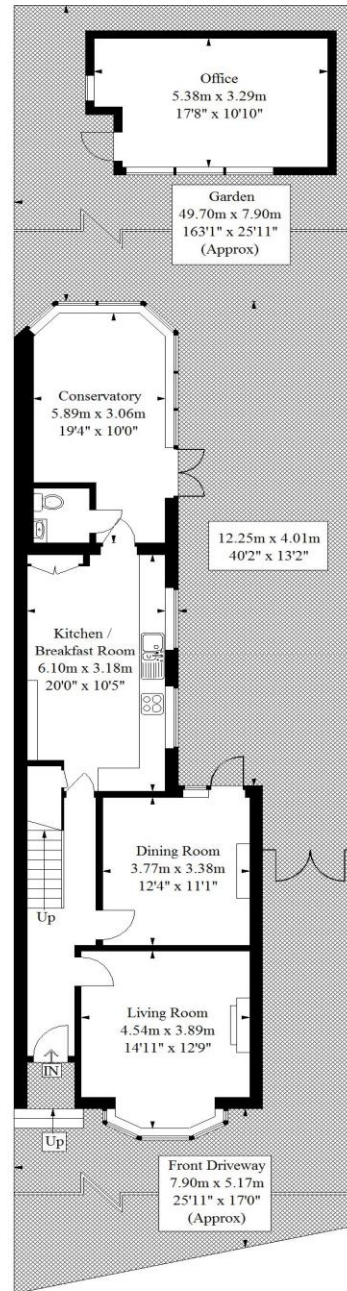








Carlton Road, South Croydon



Ground Floor = 79 sq m / 850 sq ft

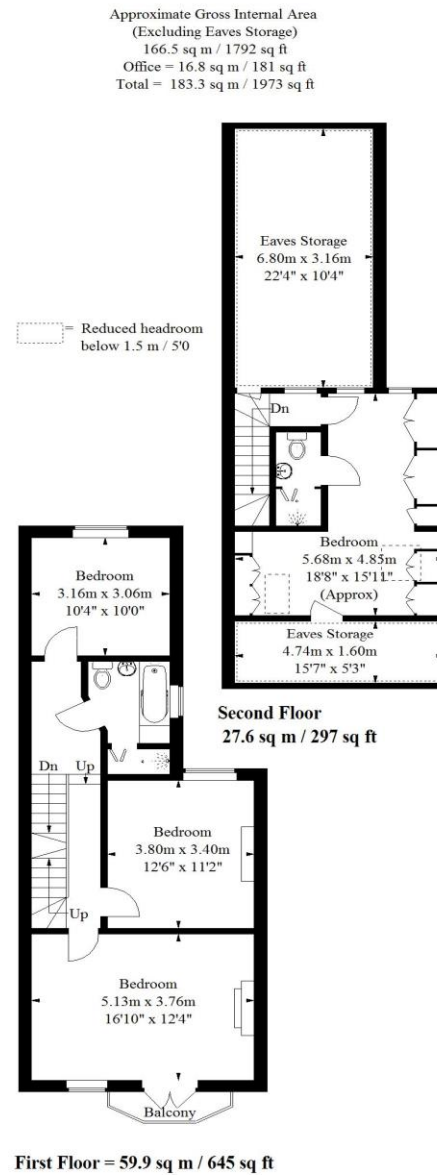
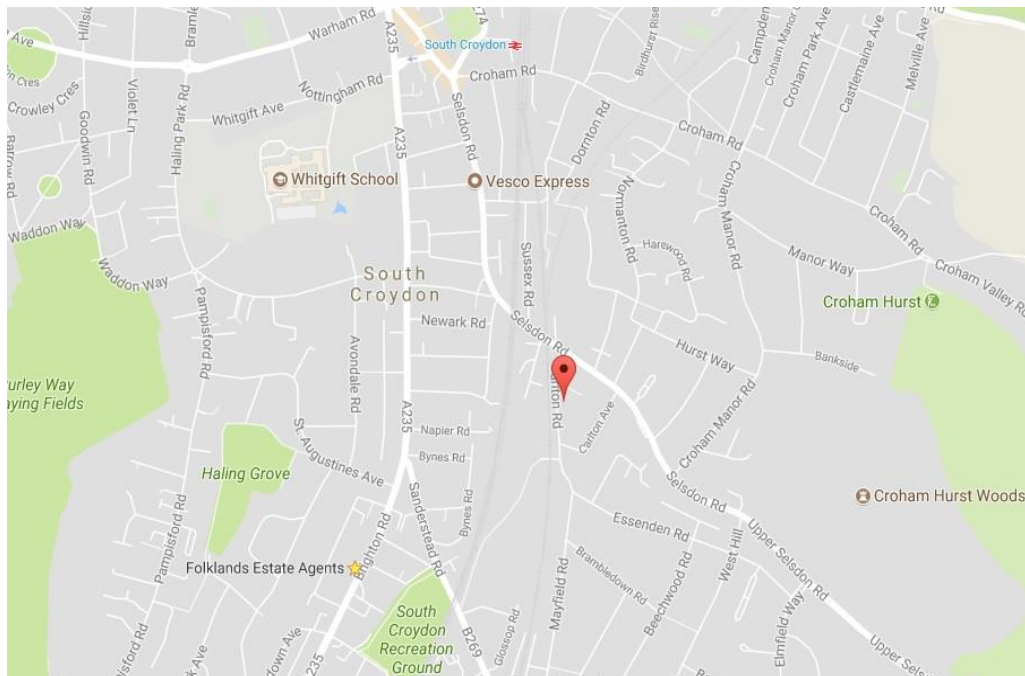


Illustration for identification purposes only, measurements are approximate, not to scale.
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- ❖ EPC EER D
- ❖ FOUR BEDROOM SEMI DETACHED HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ GARDEN CABIN
- ❖ 163' REAR GARDEN
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ MANY PERIOD FEATURES
- ❖ SIDE ACCESS



A superbly presented four bedroom hall-adjointing semi detached house, situated within this popular pocket of South Croydon, conveniently located only 0.4 miles from Sanderstead train station and 0.6 miles from South Croydon train station.

This spacious home boasts 1792 sqft of floor space, off road parking for two cars, particularly wide side access, a 163' landscaped rear garden, a beautiful garden cabin (Perfect for a home office or gym), and along with there being many period features throughout the house, we feel this property would make a wonderful family home.

The accommodation comprises four double bedrooms, an en-suite shower room, a four piece family bathroom suite with separate shower cubicle, ample loft storage, a bay fronted living room with feature fire place, a separate dining room, a 20' kitchen/ breakfast room, a down stairs WC, and a large conservatory extension with double doors leading onto the garden patio.

The garden is made up of a covered entertainment area, a lawned area, a children's play area, the garden cabin and a separate vegetable garden. Furthermore, this property sits within the catchment area of a number of highly regarded primary schools, and is within walking distance of a wide range of bars & restaurants in South Croydon, and the open green spaces of Lloyd park.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 to 100) A			(92 to 100) A
(81 to 91) B			(81 to 91) B
(69 to 80) C			(69 to 80) C
(55 to 68) D			(55 to 68) D
(39 to 54) E	57	60	(39 to 54) E
(21 to 38) F			(21 to 38) F
(1 to 20) G			(1 to 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC