

# FOLKLANDS



FEATHERBED LANE, CROYDON

GUIDE PRICE £585,000





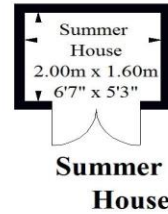
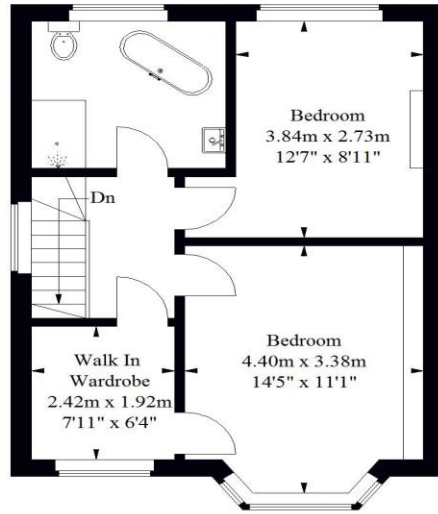








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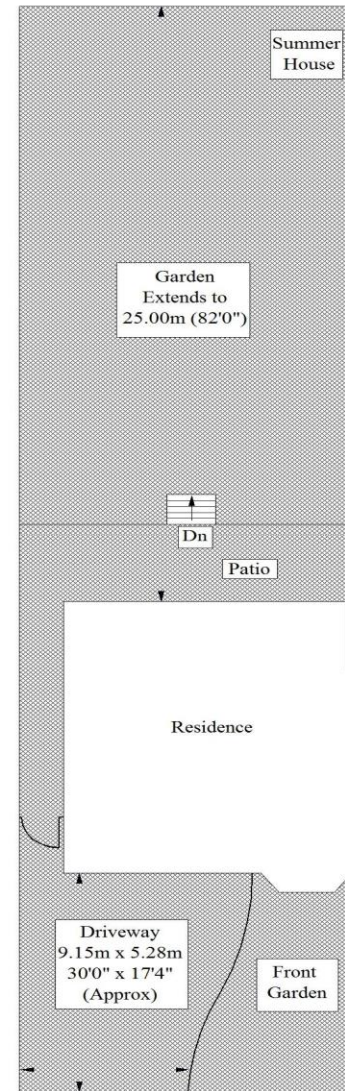


**First Floor = 46.5 sq m / 500 sq ft**



**Ground Floor = 105.1 sq m / 1131 sq ft**

Approximate Gross Internal Area  
151.6 sq m / 1631 sq ft  
Summer House = 3.2 sq m / 34 sq ft  
Total = 154.8 sq m / 1665 sq ft



(Not To Scale)

**Site Plan**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansuSketch.com © 2017 (ID349540)



- ❖ EPC EER D
- ❖ OFF ROAD PARKING
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ STUNNING FINISH THROUGHOUT
- ❖ ANNEX EXTENSION
- ❖ BEAUTIFUL LANDSCAPED REAR GARDEN
- ❖ LIGHT & AIRY ACCOMMODATION
- ❖ 1631 SQFT OF FLOOR SPACE
- ❖ FULL WIDTH REAR EXTENSION
- ❖ AMPLE LIVING SPACE

A superbly presented three bedroom semi-detached house situated within this particularly green tree lined residential road, which conveniently sits only 0.4 miles from the local tram stop and only a few minutes' walk to a collection of local shops and cafes. Having undergone some enormous extension work to the ground floor, this spacious home boasts beautiful open/ plan living with bi-folding doors that lead onto a large deck and the rear garden. Furthermore, the property benefits from the unique addition of a self-contained annex which has its own private entrance, which could be used to generate an income through private rental, provide a relative with their independence or grown up child their own space. This light and airy home offers 1631 SQFT of floor space, enjoys excellent decor throughout, and certainly has the touch of luxury with particularly stylish kitchens and bathrooms. The accommodation comprises separate living room, large open plan kitchen/ lounge/ dining room, utility room, down stairs WC, two double bedrooms, a walk-in dressing room, four-piece family bathroom suite with free standing bath & separate shower cubicle, ample loft space, and a separate annex that boasts a large double bedroom, three-piece bathroom suite & an open plan kitchen/ living room. Externally the property features off road parking for two cars, side access and a beautifully landscaped rear garden that extends to approximately 90'. Moreover, the property sits within a short distance to the well-regarded Forestdale primary school, and less than half a mile to both the Quest Academy High school and John Ruskin college. With the property being sat almost on the edge of the countryside there is easy access to local golf clubs and popular country pubs.

