

FOLKLANDS



VIOLET LANE, CROYDON
GUIDE PRICE £435,000



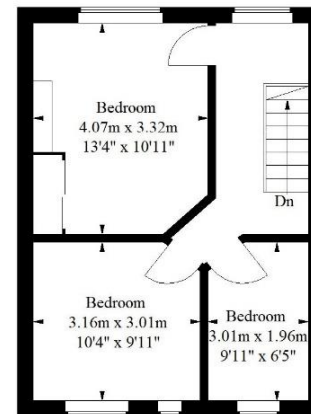
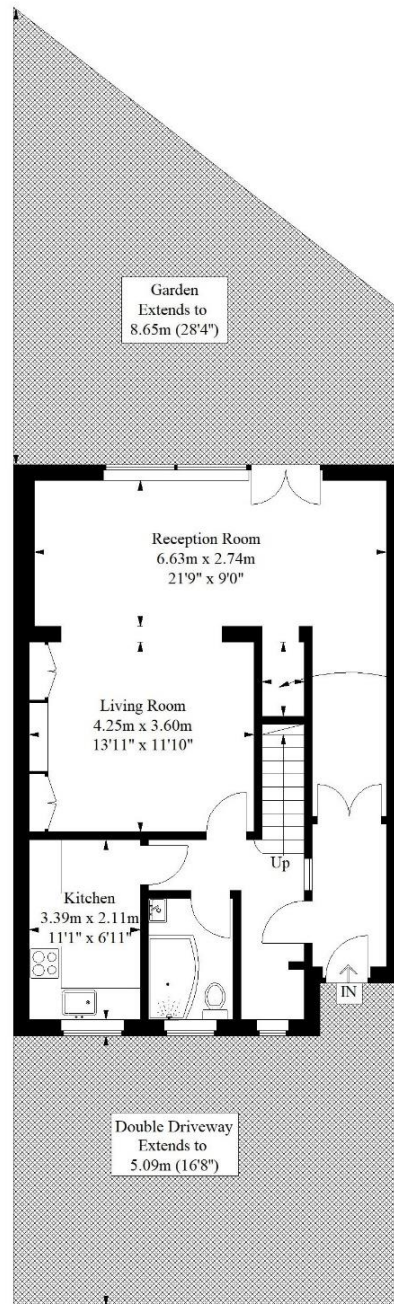






Violet Lane, Croydon

Approximate Gross Internal Area
104.6 sq m / 1125 sq ft



Ground Floor = 67.4 sq m / 725 sq ft

First Floor = 37.2 sq m / 400 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ THREE BEDROOM END OF TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ WEST FACING REAR GARDEN
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM WADDON TRAIN STATION
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ LARGE FULL WIDTH EXTENSION
- ❖ FULLY DOUBLE GLAZED

A superbly presented three bedroom end of terrace house situated within this tree lined residential road, conveniently located 0.6 miles from Waddon train station and 0.7 miles from South Croydon train station, which collectively offer frequent services to both London Bridge & London Victoria stations.

Having been renovated to a particularly high standard, this bright & airy home benefits from double glazing throughout, air-conditioning in the master bedroom, under-floor heating in the living rooms, high-tech mood lighting, and a stylish kitchen & bathroom. Additionally the home boasts off road parking for two cars, ample storage space and a well-tended to landscaped rear garden.

The accommodation comprises two double bedrooms, a single bedroom, a large loft space, a stylish fitted kitchen, a three piece bathroom suite with a fitted steam shower/ bath cubicle, a living room, a utility area presently housing the washing machine & tumble dryer, a separate study/ work area with access to the entrance hall, and a 21' full with extended reception room with bespoke double glazed doors leading onto the patio garden.

Furthermore, this property sits moments away from the well regarded Aerodrome primary academy and within close proximity to a number of other well respected primary & secondary schools, not to mention Whitgift Independent School which is 0.3 miles away. Along with the open green spaces of Purley Way playing fields being at the end of the road, we feel this property would make an ideal family home.

