

FOLKLANDS



BLenheim PARK ROAD, SOUTH CROYDON

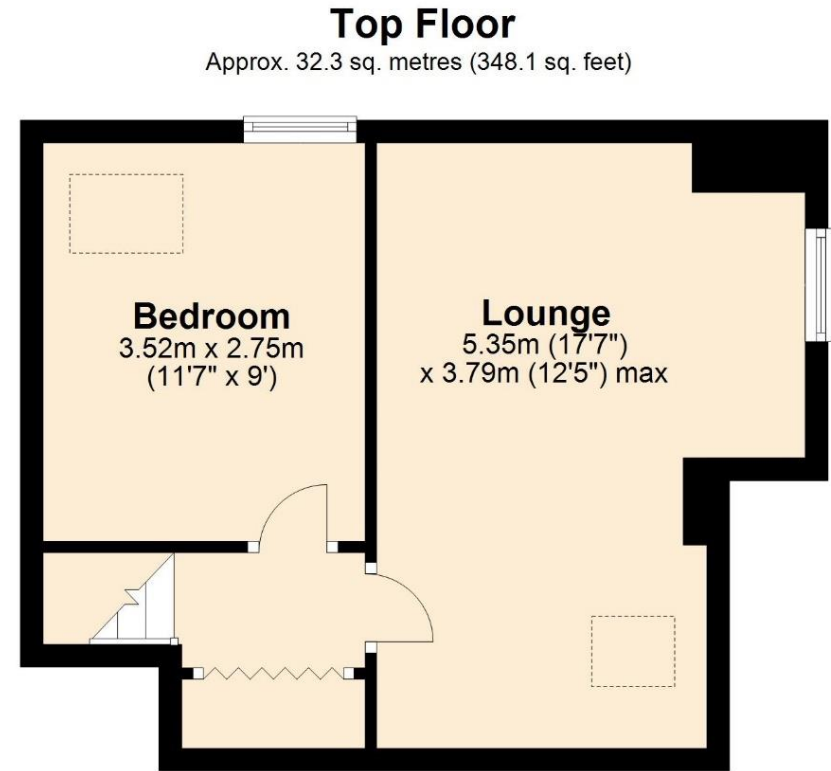
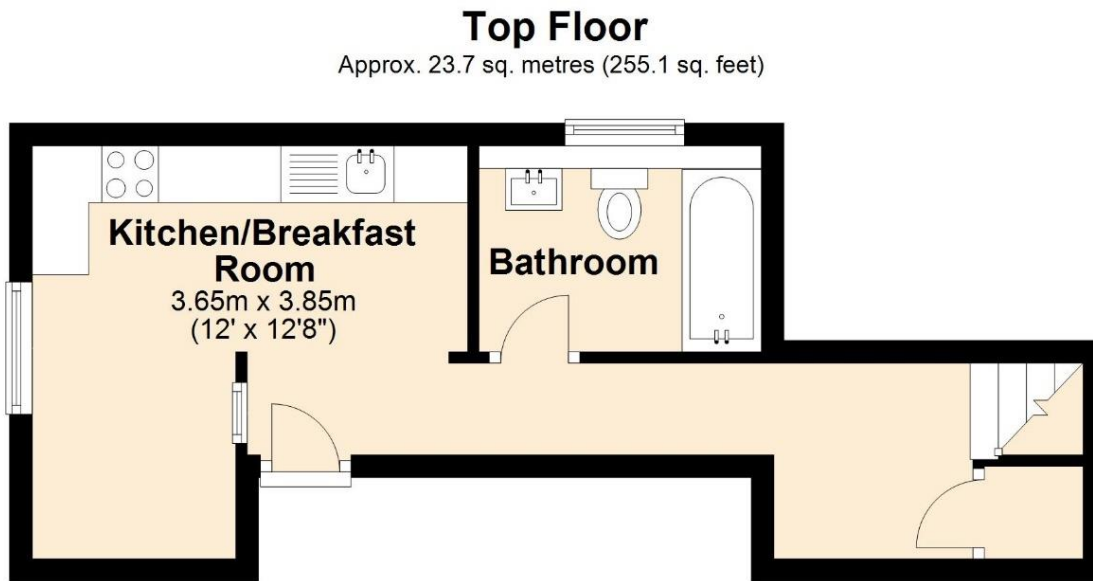
GUIDE PRICE £240,000











Total area: approx. 56.0 sq. metres (603.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

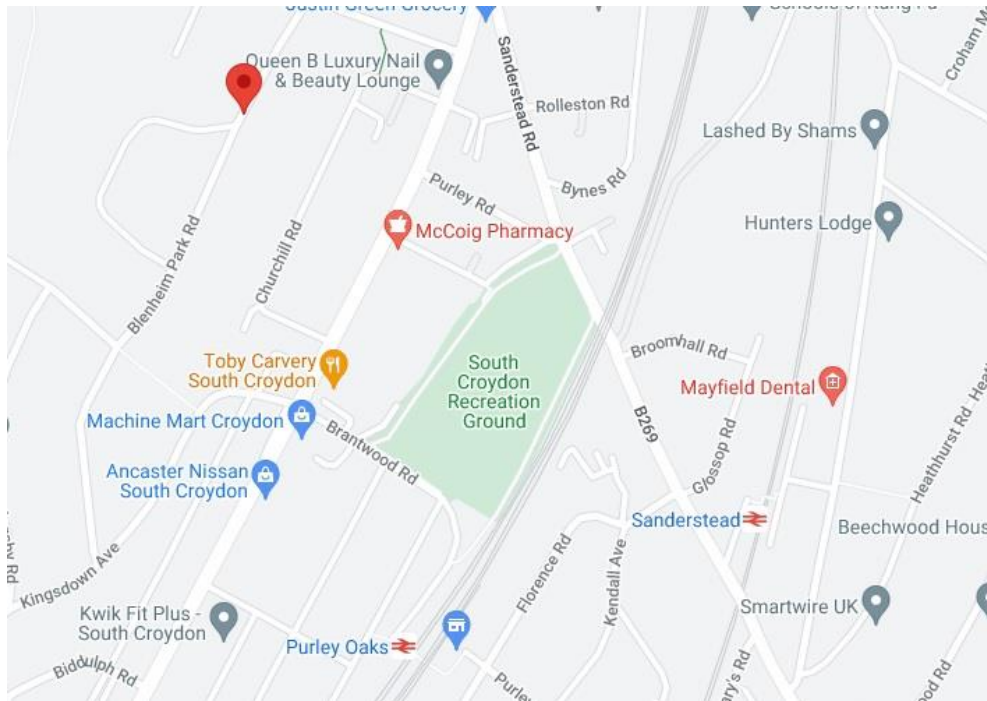
- ❖ ONE DOUBLE BEDROOM CONVERSION FLAT
- ❖ SPLIT LEVEL - TOP FLOOR
- ❖ SHARE OF FREEHOLD
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ LARGE LIVING ROOM
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ NO ONWARD CHAIN
- ❖ EPC EER D

**** Chain Free ** Share of Freehold **** A well-presented one double bedroom top floor conversion flat, situated within this popular residential road, conveniently located 0.4 miles from both Sanderstead & Purley Oaks train stations, which collectively offer direct services into London Bridge, London Victoria & St. Pancras International.

Offered to the market with no onward chain, this bright & airy apartment benefits from a share of freehold, it is fully double glazed, and it has gas central heating.

The accommodation comprises a large living room, a dual-aspect double bedroom, a smartly fitted bathroom suite, ample hallway storage, and a spacious kitchen/dining room with separate dining space.

Furthermore, this property sits within walking distance from the open green spaces of Haling Grove Park and within close proximity to a plethora of local shops, cafes and restaurants. We feel that this property would make an ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		