

# FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

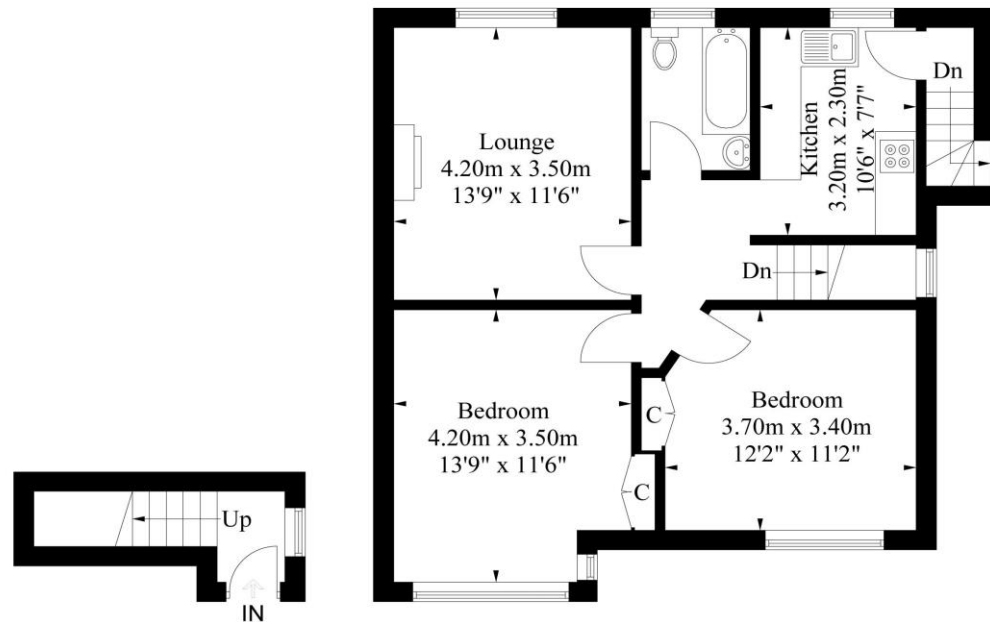
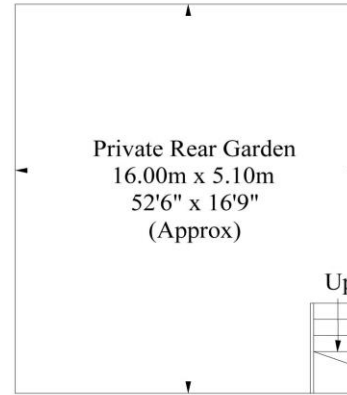
GUIDE PRICE £320,000





# Brighton Road, South Croydon

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



**Ground Floor**  
3.8 sq m / 41 sq ft

**First Floor**  
64.1 sq m / 690 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2017 (ID306684)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ FIRST FLOOR MAISONETTE
- ❖ IMPECCABLY PRESENTED THROUGHOUT
- ❖ SHARE OF FREEHOLD & BRAND NEW 999 YEAR LEASE
- ❖ FULLY DOUBLE GLAZED
- ❖ PRIVATE REAR GARDEN WITH DIRECT ACCESS
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD STATION
- ❖ PRIVATE ENTRANCE
- ❖ PERFECT FIRST TIME BUY



A simply stunning two double bedroom first floor purpose built maisonette conveniently situated 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station.

Offered to the market with a Share of Freehold and brand new 999 year lease.

This light and airy property has been refurbished to the highest of standards, boasting a new heating system, double glazing throughout including new front & rear doors, a stylish gas fireplace in the living room, new hardwood internal doors, a contemporary kitchen with stone work surfaces and a beautiful fully tiled bathroom suite. With its own entrance this property also benefits from direct access to a private rear garden and ample storage space in the loft.

The accommodation comprises two double bedrooms each with fitted wardrobe cupboards, a well-proportioned lounge/ dining room overlooking the rear garden, a separate fitted kitchen with integrated fridge & freezer units and a three piece bathroom suite.

Furthermore, this property sits moments from the local gym, with a wide range of local amenities nearby, is well connected with local bus routes and only short walk from the open green spaces of South Croydon recreational grounds.

