

# FOLKLANDS

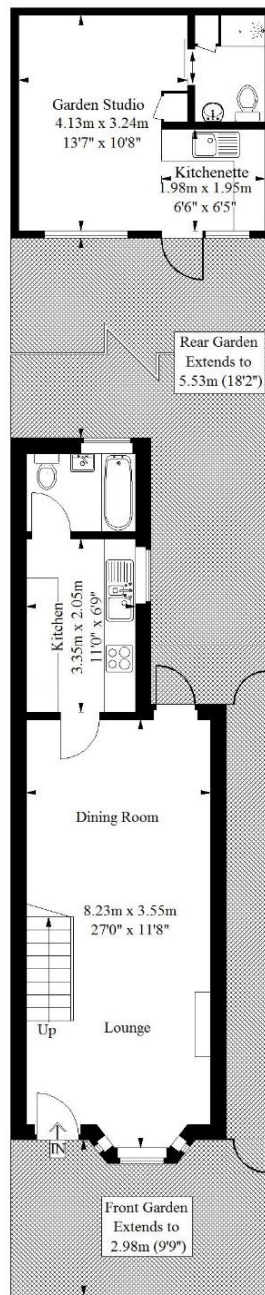


DENNETT ROAD, WEST CROYDON  
GUIDE PRICE £375,000





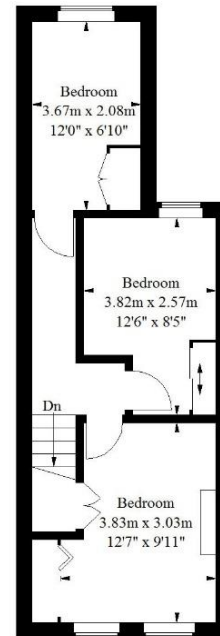




**Ground Floor**  
39.5 sq m / 425 sq ft

## Dennett Road, West Croydon

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft  
 Garden Studio = 19.7 sq m / 212 sq ft  
 Total = 94.9 sq m / 1021 sq ft



**First Floor**  
35.7 sq m / 384 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2018 (ID 472745)

- ❖ EPC EER D
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM WEST CROYDON TRAIN STATION
- ❖ PRIVATE SIDE ACCESS
- ❖ LARGE GARDEN STUDIO
- ❖ OPEN PLAN LOUNGE/ DINING ROOM
- ❖ SMART KITCHEN & BATHROOM
- ❖ LOW MAINTENANCE GARDEN WITH RAISED SHRUB BOARDERS
- ❖ CLOSE TO LOCAL AMENITIES

A well presented three bedroom terrace house situated within this popular residential road, conveniently located only 0.5 miles from West Croydon's Train, Tram and bus station.

This spacious property uniquely benefits from private side access, is well decorated throughout, enjoys a low maintenance private rear garden with established shrub borders, and boasts a large garden studio ideal for those looking for a home gym or a comfortable place to work from home.

The accommodation comprises three bedrooms each with fitted wardrobes, a spacious bay fronted double reception room, a stylish fitted kitchen, a modern three piece bathroom suite, and a large loft space.

Furthermore, this property sits moments away from a number of well connected bus routes, and within easy reach of the impending Westfield shopping complex. In our opinion this property would make a wonderful home.

