

# FOLKLANDS



BLenheim CRESCENT, SOUTH CROYDON

GUIDE PRICE £240,000



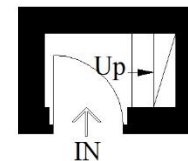




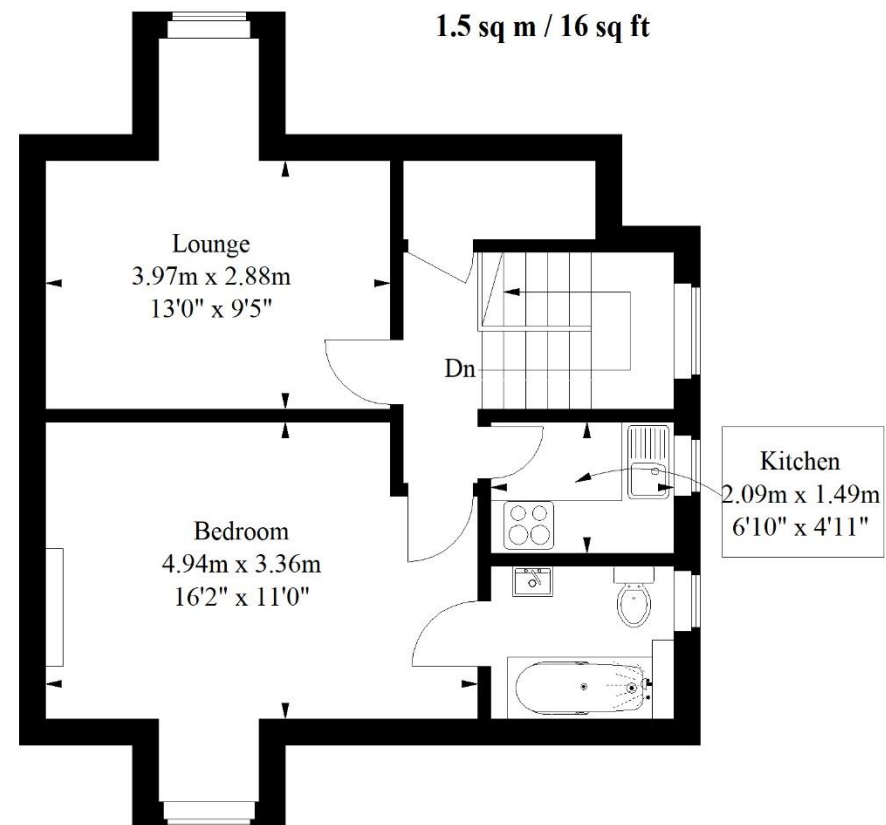


## Blenheim Crescent, South Croydon

Approximate Gross Internal Area  
49.3 sq m / 530 sq ft



**First Floor**  
1.5 sq m / 16 sq ft



**Second Floor**  
47.8 sq m / 514 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ ONE BEDROOM TOP FLOOR FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LONG LEASE
- ❖ ALLOCATED OFF ROAD PARKING TO THE REAR
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ AMPLE STORAGE SPACE
- ❖ LARGE COMMUNAL GARDEN
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION

A stylish one double bedroom top floor conversion flat situated within this popular residential road, conveniently located only 0.4 miles from Purley Oaks train station and 0.5 miles from Sanderstead train station, which collectively provide direct services to London Bridge, London St. Pancras & Victoria train stations.

This bright & airy property enjoys excellent decor throughout, is fully double glazed, has a long lease, and benefits from an allocated parking bay and access to a large communal garden.

The accommodation comprises large double bedroom, a contemporary fitted kitchen, a stylish three piece bathroom suite with shower over bath, a hall cupboard with plumbing for a washing machine & ample storage space, and a spacious lounge/ dining room.

Furthermore, this property sits a short distance from a range of shops, cafes & local stores, is only a few minutes' walk from the open green spaces of Haling Grove park, and within an easy reach of multiple bus routes heading in and out of Croydon.

