

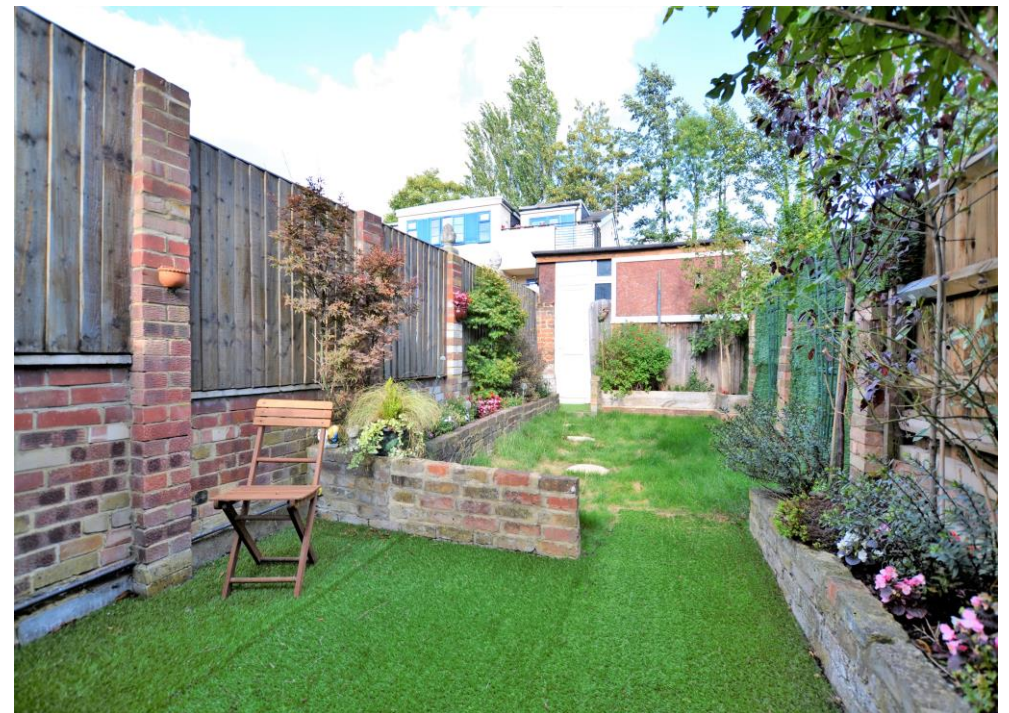
# FOLKLANDS



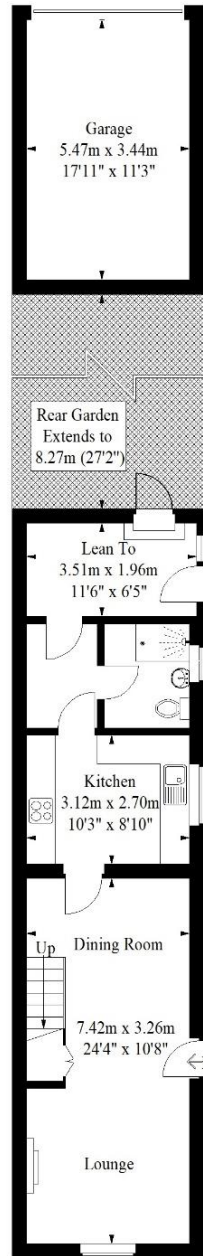
ST. PETERS STREET, SOUTH CROYDON

GUIDE PRICE £350,000





Peters Street, South Croydon

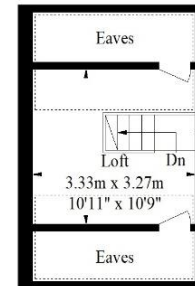


**Ground Floor**  
51.2 sq m / 551 sq ft

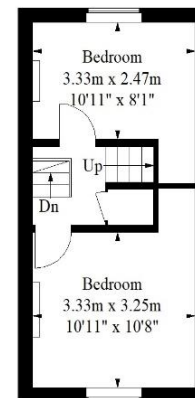
Approximate Gross Internal Area  
(Excluding Loft / Eaves / Garage)  
76.8 sq m / 826 sq ft

Loft = 10.9 sq m / 117 sq ft  
Garage = 18.3 sq m / 197 sq ft  
Total = 106 sq m / 1140 sq ft

--- = Reduced headroom  
below 1.5 m / 5'0"



**Second Floor**  
10.9 sq m / 117 sq ft



**First Floor**  
25.6 sq m / 275 sq ft

Illustration for identification purposes only.  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 468854)

- ❖ EPC EER E
- ❖ TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- ❖ NO ONWARD CHAIN
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SUPERBLY DECORATED THROUGHOUT
- ❖ PRIVATE GARAGE
- ❖ FULLY DOUBLE GLAZED
- ❖ BONUS LOFT AREA
- ❖ OPEN PLAN LOUNGE/ DINING ROOM
- ❖ CLOSE TO LOCAL AMENITIES

A well presented two double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.1 miles from South Croydon train station and moments from an array of local amenities.

Offered to the market with no onward chain, this larger than average home enjoys excellent decor throughout, is fully double glazed, benefits from a private garage and has easy access into the decorated loft space (Presently used as a home office).

The accommodation comprises two double bedrooms, the bonus loft area, a large open plan lounge/ dining room, a spacious fully fitted kitchen, a down-stairs shower room, and a lean-to extension that leads onto the private rear garden.

Furthermore, this property sits within a short walk to Croydon's restaurant quarter which boasts a wide range of restaurants, wine bars & cafes, and within easy reach of the open green spaces of both Park Hill park and Lloyd park. In our opinion this property would make an ideal first time buy.

