

FOLKLANDS

GRENABY ROAD, EAST CROYDON
GUIDE PRICE £475,000



THIS IS THE SIGN YOU'VE BEEN LOOKING FOR

AUX BUTTES CHAUMONT
Jouets
et
OBJETS POUR ÉTRENNES
Boulevard de la Villette
à l'Angle du Faubourg St Martin

PARADE

NEW YORK
TIMES SQUARE

WINE CO
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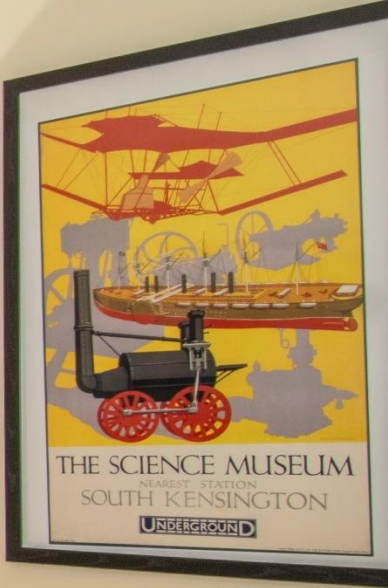
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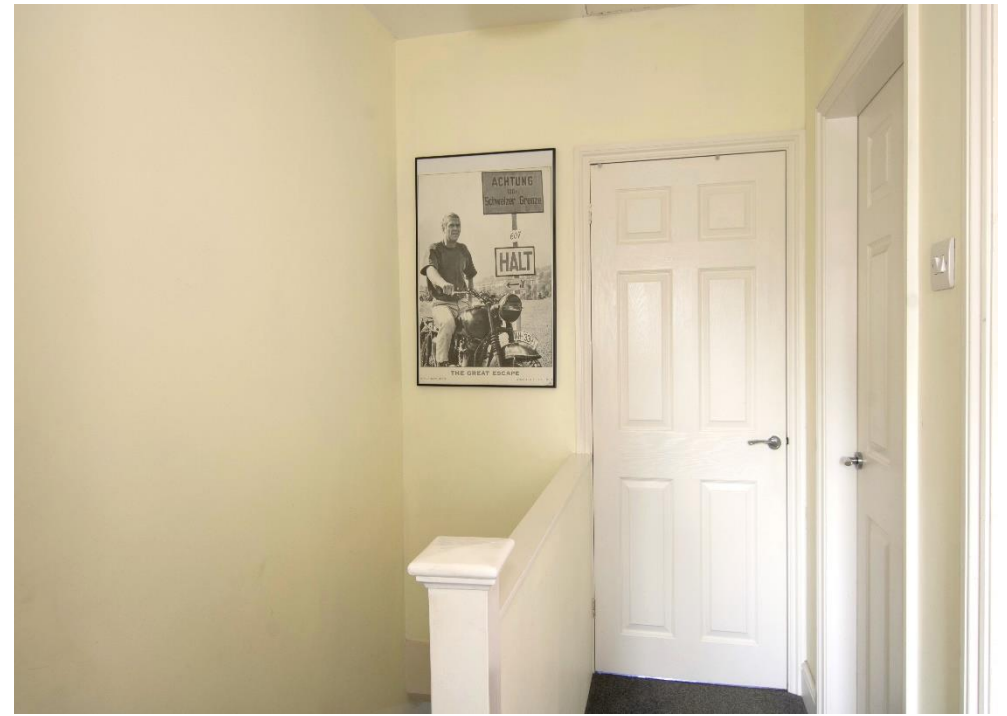
THE GREAT ESCAPE

WINE CO
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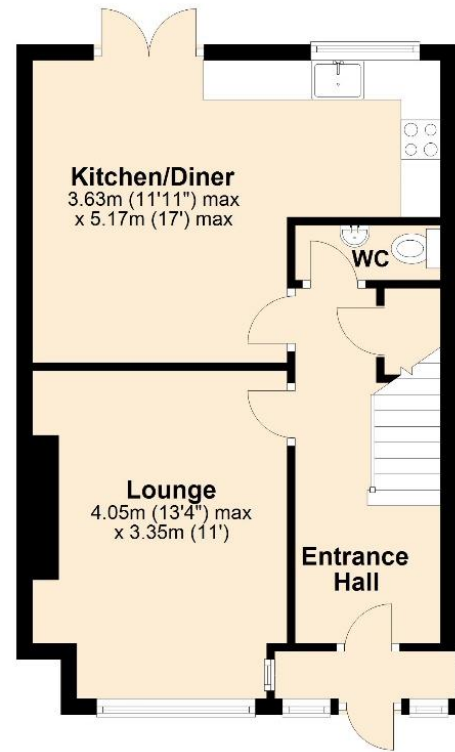






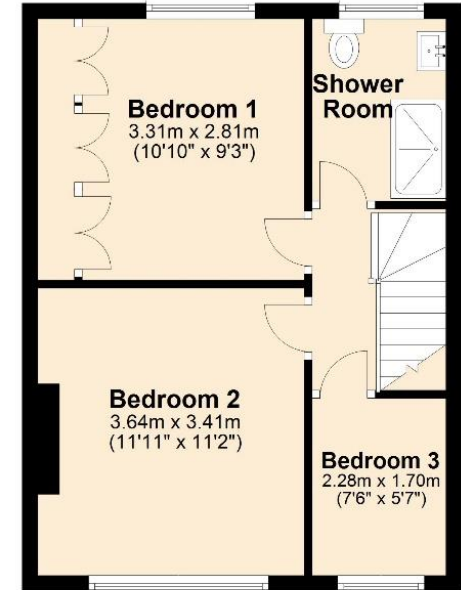
Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 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

- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE - CUL-DE-SAC LOCATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ SOUTH FACING REAR GARDEN WITH SIDE ACCESS
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM WEST CROYDON TRAIN STATION
- ❖ OFF-ROAD PARKING
- ❖ DOWN STAIRS WC
- ❖ SCOPE TO EXTEND AND TO LOFT EXTEND (STPP)
- ❖ EPC EER E

A superbly presented three-bedroom end-of-terrace house, situated within this quiet cul-de-sac, conveniently located 0.5 miles from both West & East Croydon train stations, which offers excellent links to central London, Gatwick and the South Coast.

This bright & spacious home enjoys a good specification throughout, it is fully double glazed, it has gas central heating, and there is plenty of scope to extend to the rear or into the loft (STPP). Externally, there is a larger than average South facing landscaped rear garden with side access and off-road parking to the front. Additionally, there is a large loft space with a window to the side to provide natural light.

The accommodation comprises two large double bedrooms (one with a full range of fitted wardrobes), a third bedroom/home office, a stylish shower room suite, a large loft space, a double-glazed porch entrance, a bay-fronted living room with fitted shutters, a down-stairs WC, and a full-width kitchen/dining room with a stylish fitted kitchen and double doors that lead directly onto the rear garden.

Furthermore, this property sits nearby to a plethora of local conveniences and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		