

FOLKLANDS



PAUL GARDENS, CROYDON

GUIDE PRICE £575,000





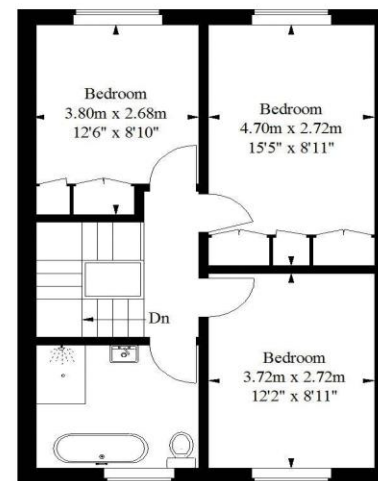




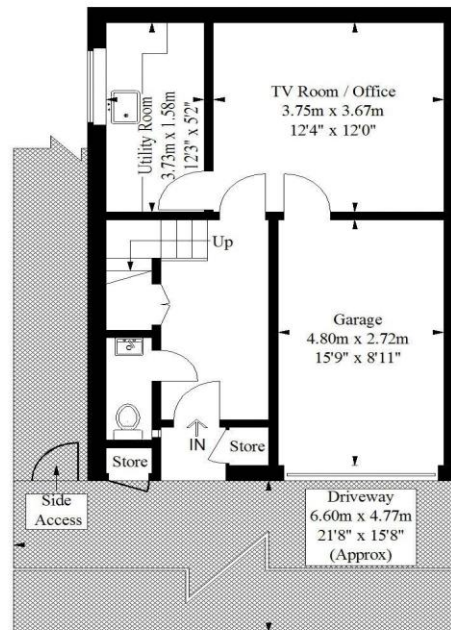


Paul Gardens, Croydon

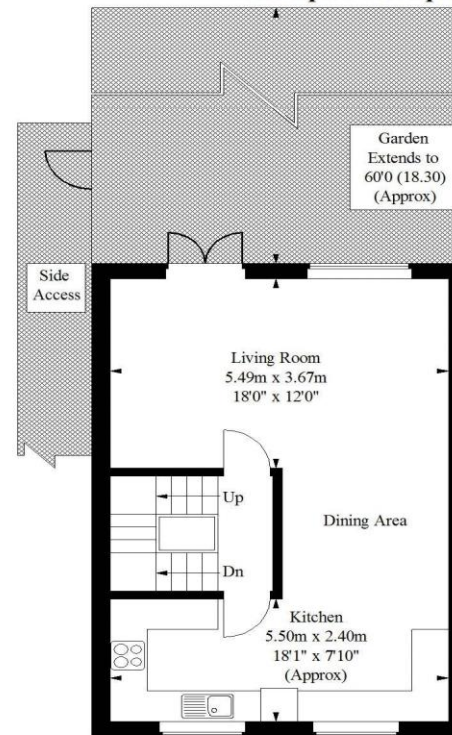
Approximate Gross Internal Area
(Excluding Store / Including Garage)
140.7 sq m / 1514 sq ft



Second Floor
47.6 sq m / 512 sq ft



Ground Floor = 45.3 sq m / 488 sq ft



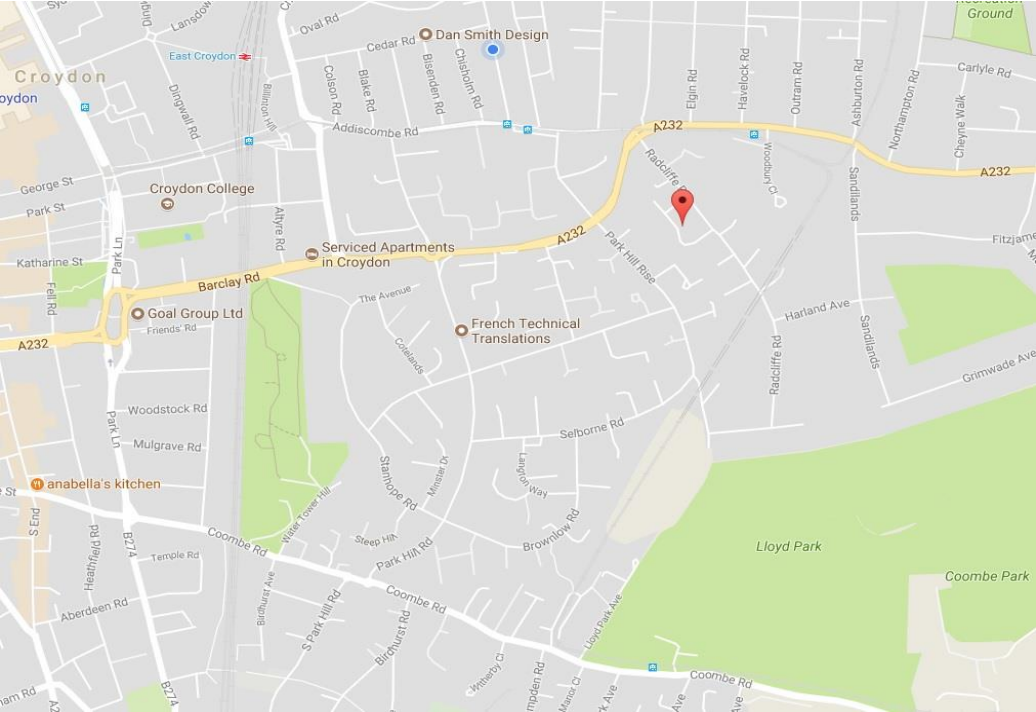
First Floor = 47.8 sq m / 514 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 370527)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ END OF TERRACE TOWN HOUSE
- ❖ INTEGRAL GARAGE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.1 MILES FROM SANDILANDS TRAM STOP
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ NO ONWARD CHAIN
- ❖ SOUTHERLY FACING REAR GARDEN WITH SIDE ACCESS
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT



A superbly presented three bedroom end of terrace modern town house situated within this quiet residential road, conveniently located only 0.1 miles from Sandilands tram stop, 0.6 miles from East Croydon train station and moments from the open green spaces of Lloyd Park.

Arranged over three floors and with over 1500 SQFT of floor space, this beautifully presented home enjoys a high specification throughout, benefiting from a down stairs WC, side access, an integral garage with power points, a driveway with space for two cars, and a landscaped 60' rear garden with irrigation system. Additionally, this property benefits from a key-less front door locking system and smart heating controls, allowing for remote thermostatic programming of 6 different zones within the house (Honeywell Evo home system).

The accommodation comprises three double bedrooms (Two with built in wardrobes), a stunning four piece bathroom suite with separate shower cubicle & free standing bath, an insulated loft space, a large open plan lounge/ dining room with patio doors leading onto the garden deck, a contemporary fitted kitchen with integrated Siemens appliances, a separate utility room, a ground floor tv/ office/ games room, and an integrated garage which is currently used by the present owners as a gym.

Furthermore, this property sits within the very popular Whitgift Estate which is located between both Lloyd park and Park Hill Park offering a resident plenty of open green space & play areas (For their children) in two of Croydon's best parks. In our opinion this property would make an excellent family home.

