

# FOLKLANDS



EDWARD ROAD, CROYDON  
GUIDE PRICE £325,000





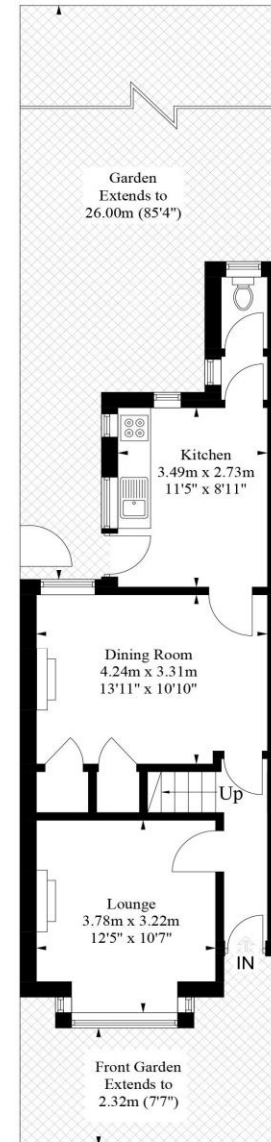




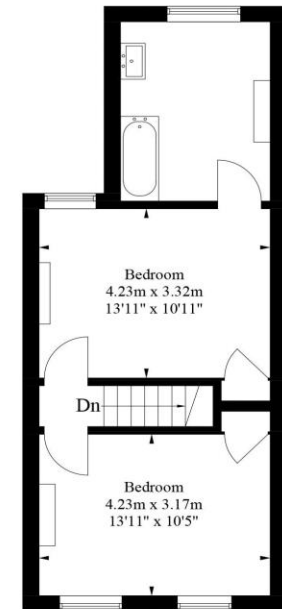


## Edward Road, Croydon

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft



**Ground Floor**  
45 sq m / 484 sq ft



**First Floor**  
42.1 sq m / 453 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID393904)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER G
- ❖ REQUIRES FULL REFURBISHMENT
- ❖ 85' REAR GARDEN
- ❖ SEMI-DETACHED HOUSE
- ❖ 937 SQFT OF FLOOR SPACE
- ❖ AMPLE SCOPE TO EXTEND (STPP)
- ❖ 0.75 MILES TO EAST CROYDON TRAIN STATION
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ WIDER THAN AVERAGE

A two double bedroom semi detached period house, situated on this popular residential road, conveniently located 0.75 miles from East Croydon train station, and 0.6 miles from the local tram stop.

Requiring a full refurbishment throughout, this house offers immense potential, and would suit the ambitious buyer who is looking for a project. The property boasts a wider than average foot print, and currently offers 937 sqft of floor space, along with an 85' private rear garden.

The accommodation comprises two spacious double bedrooms, large bathroom, loft space, two separate reception rooms, an 11'5 x 8'11 kitchen, and down stairs WC.

Furthermore, this property sits within a short distance to a number of well regarded primary & secondary schools, and a short walk from Addiscombe high street with its wide range of shops, cafes and supermarkets

