

FOLKLANDS



CROHAM ROAD, SOUTH CROYDON
GUIDE PRICE £389,950 - LEASEHOLD





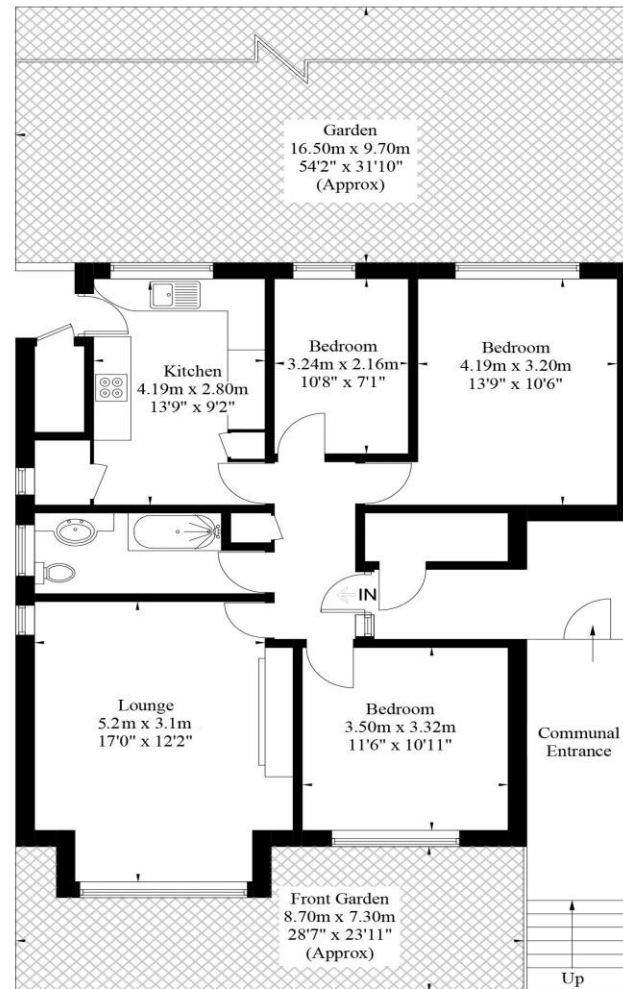
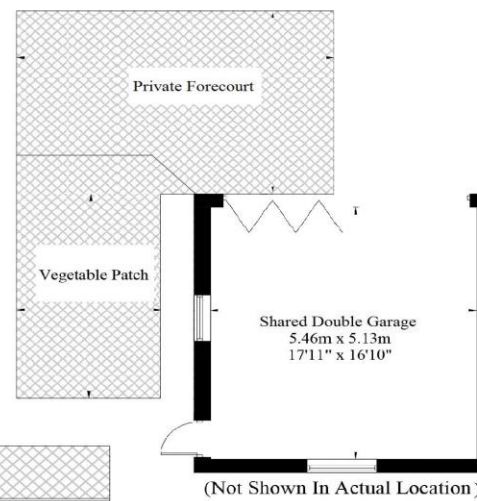


Croham Road, South Croydon

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft

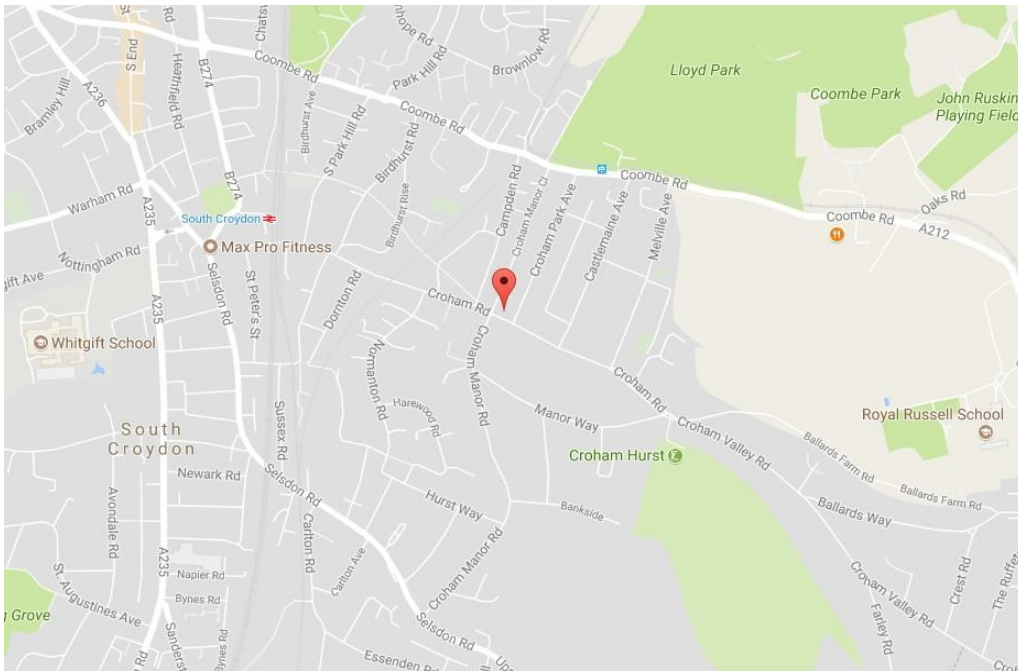
Excludes Garage

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID351660)



Ground Floor

- ❖ EPC EER E
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ 54' PRIVATE REAR GARDEN
- ❖ SHARED DOUBLE GARAGE
- ❖ OFF ROAD PARKING
- ❖ LARGE LIVING ROOM
- ❖ MOMENTS FROM LLOYD PARK
- ❖ SUPERBLY LOCATED FOR LOCAL SCHOOLS



A well presented three bedroom ground floor garden flat situated within this highly desirable location, conveniently located only 0.4 miles from South Croydon train station for connections to London Victoria & London Bridge and 0.3 miles from the local Tramlink services to Wimbledon. The property enjoys open views over the Old Whitgiftian playing fields and sits only a short distance from a vast range of popular bars & restaurants in South Croydon.

Forming the entire ground floor of this detached building, this spacious property boasts 894 SQFT of floor space, has excellent decor throughout, benefits from its own 54' private rear garden, a separate vegetable garden, an off-road parking space and a 50% share of the double garage which is accessed through a lane to the rear of the property.

The accommodation comprises three bedrooms, large living room with bay window, modern three piece bathroom suite, and a fitted kitchen with larder cupboard. Additionally, the property benefits from an under-stairs cupboard, side access and an external shed cupboard.

Furthermore, the property sits moments away from local bus routes 64 & 433 leading to East Croydon for connections to London Bridge, London Victoria, Gatwick, Brighton, Luton & Thameslink connections; West Croydon for London Overground services, a short distance to the open green spaces of Lloyd Park and is particularly well located for a number of highly regarded primary & secondary schools.

