

FOLKLANDS

SANDERSTEAD ROAD, SOUTH CROYDON

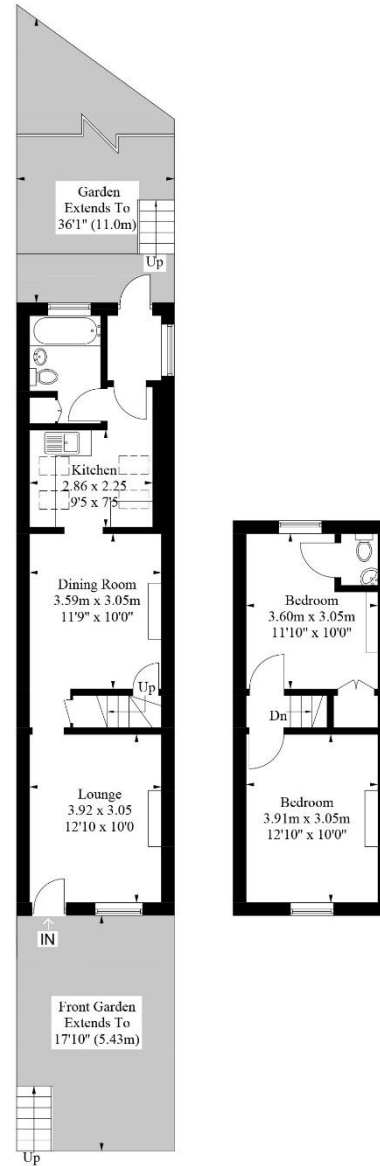
GUIDE PRICE £340,000





Purley View Terrace, South Croydon

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Ground Floor **First Floor**
41.9 sq m / 451 sq ft **26.0 sq m / 280 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID366289)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TERRACE HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ NEW ROOF IN 2018
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ OPPOSITE OPEN PARK LAND
- ❖ PRIVATE REAR GARDEN
- ❖ MOMENTS FROM PURLEY OAKS PRIMARY SCHOOL
- ❖ EPC EER D



A well-presented two double bedroom mid-terrace house situated within this highly regarded part of South Croydon, conveniently located only 0.2 miles from Sanderstead train station & 0.3 miles from Purley Oaks train station which collectively offer direct services to London Bridge, London Victoria and St. Pancras International.

This bright & airy home enjoys open views over South Croydon Recreation Ground and benefits from two full width double bedrooms, has an additional first floor WC, and a low maintenance rear garden. The property has ample living space which we feel makes this property an ideal first time buy.

Additionally, this property has been recently re-decorated and boasts a new roof that was fitted in 2018.

The accommodation comprises master bedroom with built in cupboards & separate WC, second double bedroom, living room, separate dining room, fitted kitchen, modern bathroom suite with washing machine housing, and a decked rear garden ideal for entertaining.

Furthermore, this property sits moments from a wide range of shops, cafes, restaurants and local facilities, and is approximately 0.2 miles from the well regarded Purley Oaks Primary School.

