

# FOLKLANDS



DANECOURT GARDENS, PARK HILL

GUIDE PRICE £530,000





White upper wall cabinets.

Wooden countertop with a coffee machine, toaster, and bread bin.

White lower wall cabinets with a pull-out spice rack.

Hexagonal clock on the wall.

White hexagonal tile backsplash and decorative plants.

Window with a view of trees and a building.

White sink with a chrome faucet.







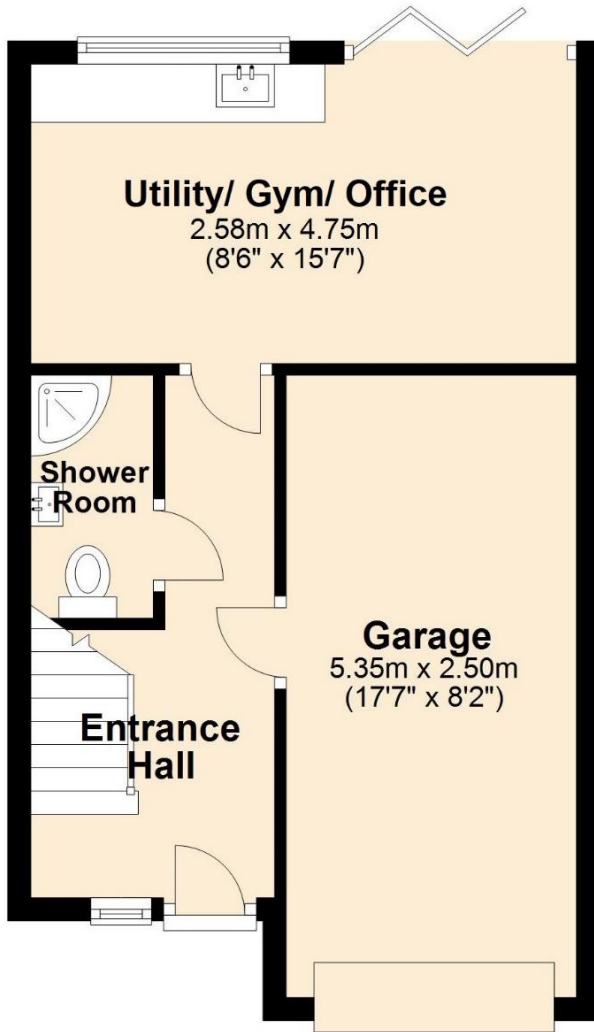






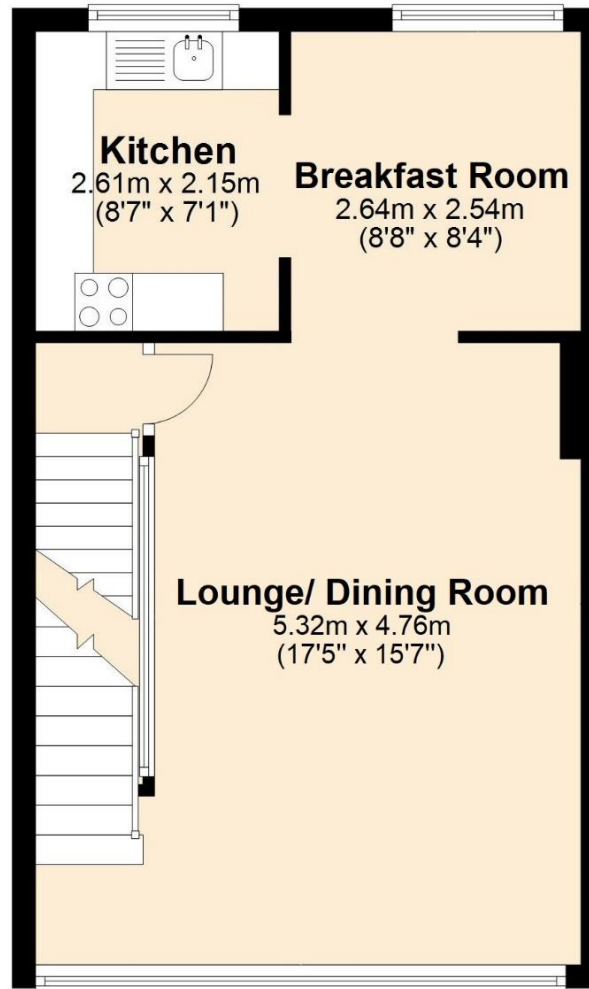
## Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



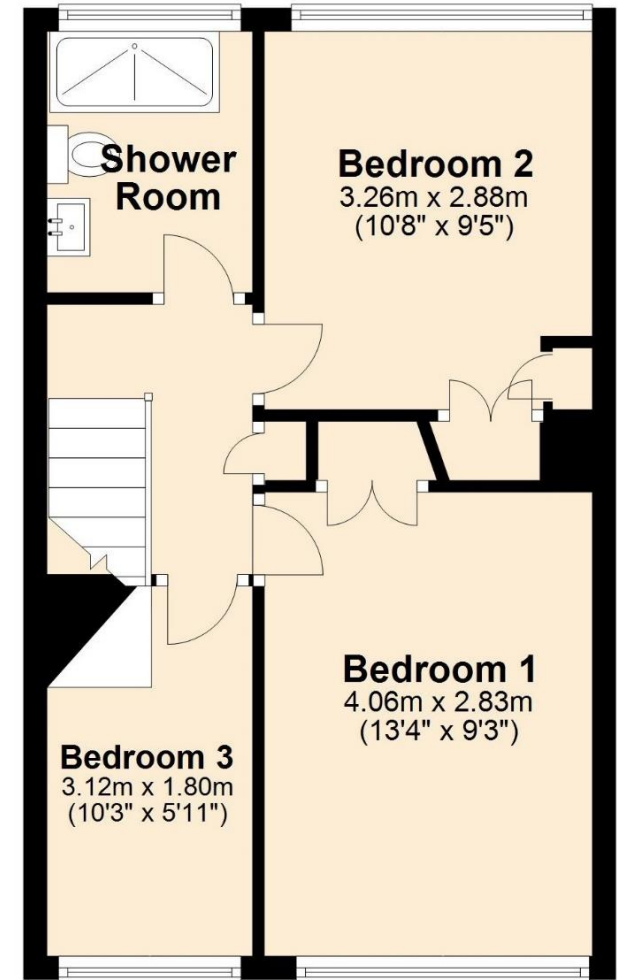
## First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



## Second Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



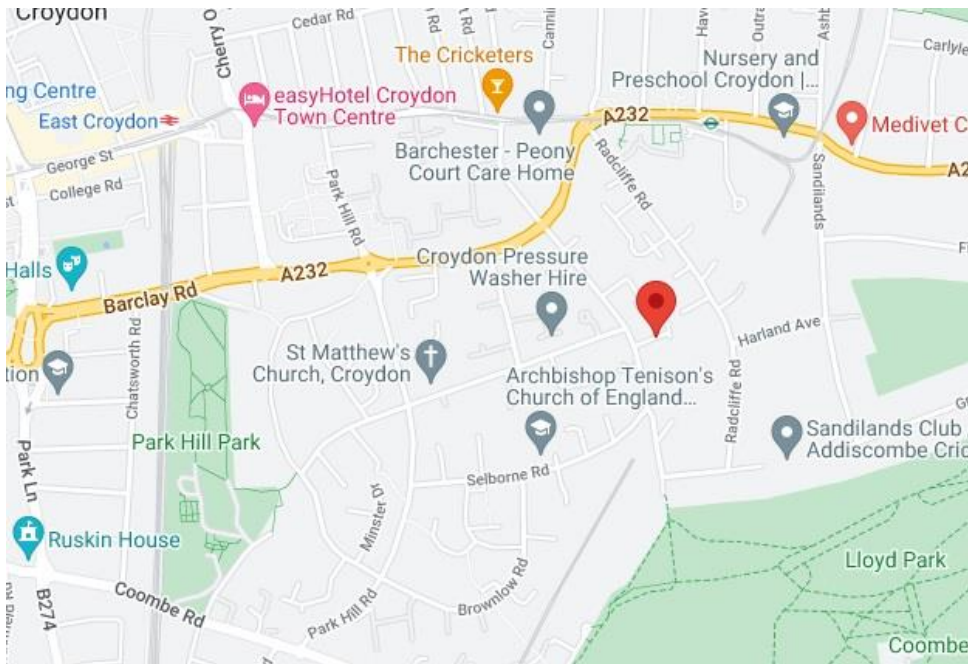
**Total area: approx. 112.4 sq. metres (1209.3 sq. feet)**

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 TOWNHOUSE - 1209 SQFT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ ADDITIONAL UTILITY/ GYM/OFFICE
- ❖ INTEGRAL GARAGE & OFF ROAD PARKING
- ❖ COURTYARD GARDEN & COMMUNAL LAWNS
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ MOMENTS FROM LLOYD PARK
- ❖ TWO BATHROOMS
- ❖ EPC EER D



A superbly presented three-bedroom modern town house situated within this quiet cul-de-sac in the highly desirable Park Hill area of Croydon, conveniently located only 0.3 miles from the local tram stop and 0.6 miles from East Croydon train station.

Arranged over three floors, this bright & airy property benefits from an integral garage & off-road parking, it measures 1209 SQFT and boasts the addition of a multi-purpose garden room, that provides a utility area and ample space to exercise/work from home (This room could also provide for an overnight guest room).

The accommodation comprises three bedrooms with fitted wardrobes, a three-piece shower room with large walk-in cubicle, an extensive lounge/dining room, a separate breakfast room, a stylish fitted kitchen, garden room/utility/gym, a downstairs shower room, and a private courtyard garden with direct access onto well maintained communal lawns.

Furthermore, this property sits moments from the open green expanse of Lloyd Park, and is a short distance to several well regarded primary & secondary schools, including Parkhill Infant/Junior, Coombe Wood School and Archbishop Tenison's C of E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		