

FOLKLANDS



STANLEY GROVE, WEST CROYDON

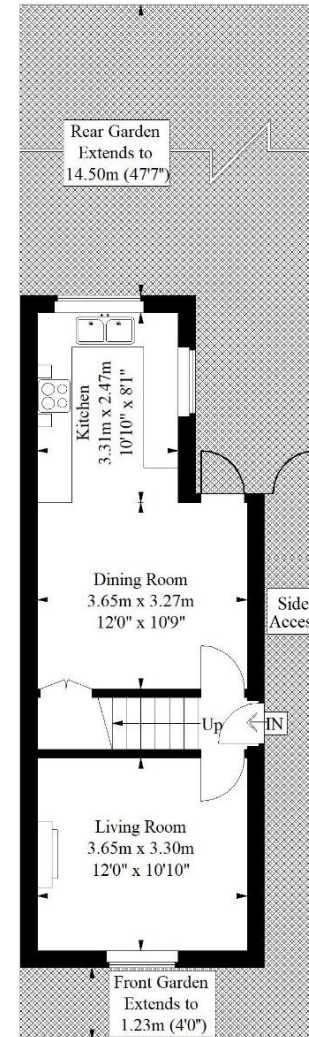
GUIDE PRICE £350,000



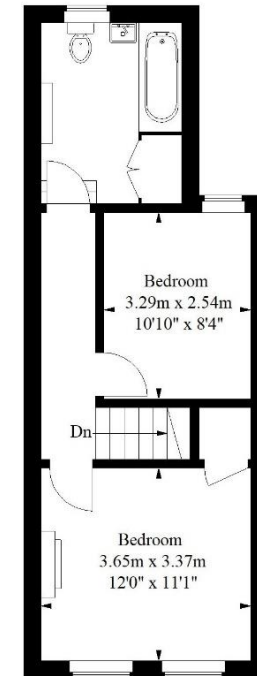


Stanley Grove, Croydon

Approximate Gross Internal Area
73.3 sq m / 789 sq ft



Ground Floor
36.7 sq m / 395 sq ft



First Floor
36.6 sq m / 394 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 519393)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ EPC EER E
- ❖ TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- ❖ 47' PRIVATE REAR GARDEN
- ❖ SIDE ACCESS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE FIRST FLOOR BATHROOM
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ TWO RECEPTION ROOMS
- ❖ FULLY DOUBLE GLAZED
- ❖ SCOPE TO LOFT EXTEND (STPP)

A superbly presented two double bedroom semi-detached house situated within this quiet residential road, conveniently located only 0.6 miles from the local tram stop and less than one mile from both West Croydon & Thornton Heath train stations.

This bright & airy home has been fully renovated by the recent owners over the last couple of years and benefits from having been re-wired, re-plastered, re-plumbed with a new heating system, both a stylish kitchen & bathroom have been fitted and the garden has been fully landscaped.

The accommodation comprises large master bedroom with fitted wardrobe cupboard, second double bedroom, a stylish three piece first floor bathroom with utility cupboard housing the washing machine, ample loft space with scope to extend (STPP), a separate living room with feature open fireplace, a dining room with patio door leading onto the 47' lawned rear garden, and a contemporary fitted kitchen. Additionally, there is a large under-stairs cupboard and side access into the rear garden.

Furthermore, this property sits within a short distance to a plethora of local conveniences including a range of shops/ cafes, the local GP practice and Croydon university hospital. In our opinion this property would make a wonderful home.

