

FOLKLANDS



CHURCH HILL ROAD, SOUTH CROYDON

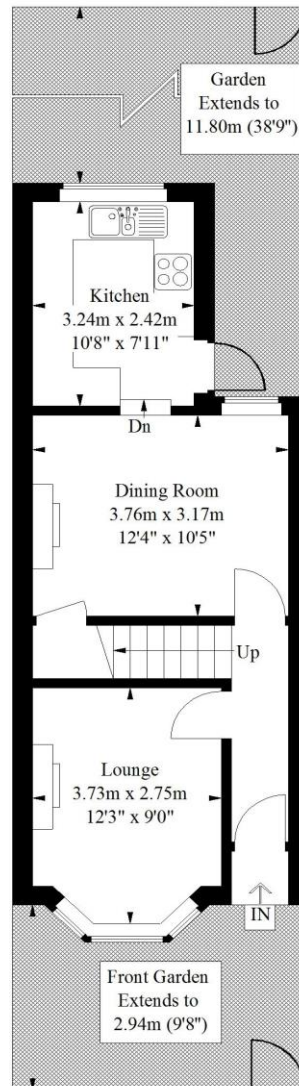
GUIDE PRICE £385,000



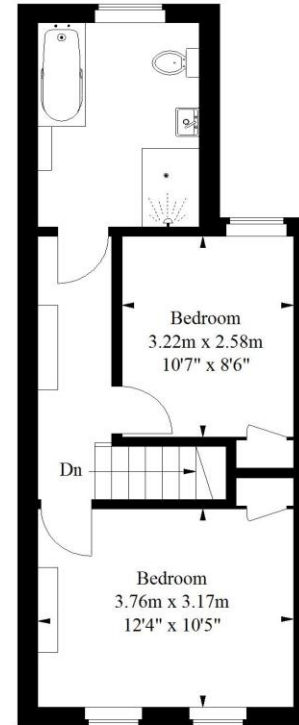


Churchill Road, South Croydon

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



Ground Floor
37.1 sq m / 399 sq ft



First Floor
36.7 sq m / 395 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ STYLISH FOUR PIECE BATHROOM SUITE
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ 38' PRIVATE REAR GARDEN
- ❖ SCOPE TO LOFT EXTEND (STPP)

A superbly presented two double bedroom terrace house situated within this popular residential road, conveniently located only 0.3 miles from both Sanderstead & Purley Oaks train stations.

This bright & airy home enjoys excellent decor throughout, is fully double glazed, and having been refurbished in 2015 the property benefitted from a new boiler & full loft insulation being installed. With a large loft space, the property also offer scope to loft extend (STPP).

The accommodation comprises two double bedrooms each with a fitted cupboard, a stylish four piece family bathroom suite, a bay fronted living room with feature fire place, a full width separate dining room with under-stairs cupboard, and a contemporary fitted kitchen with door leading onto the 38' South/ East facing rear garden.

Furthermore, this property sits within half a mile from a number of well regarded primary schools, benefits from a plethora of local bus routes that run along the Brighton Road, and is less than a mile from Purley town centre.

