

FOLKLANDS



AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £330,000





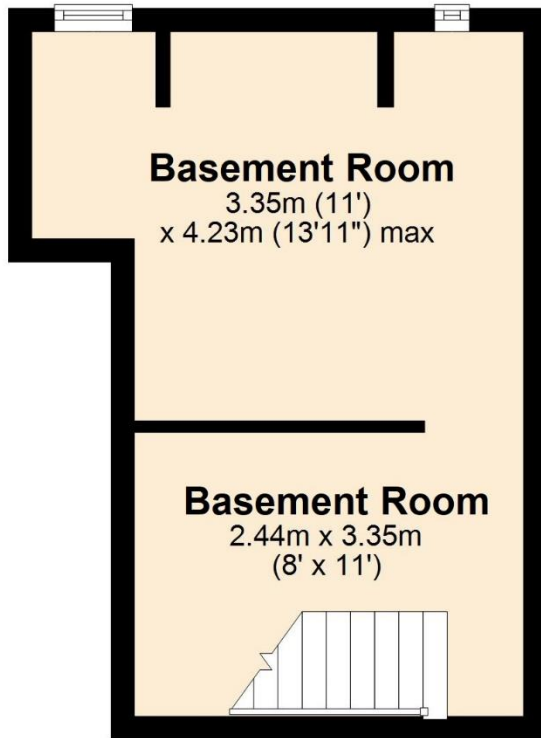






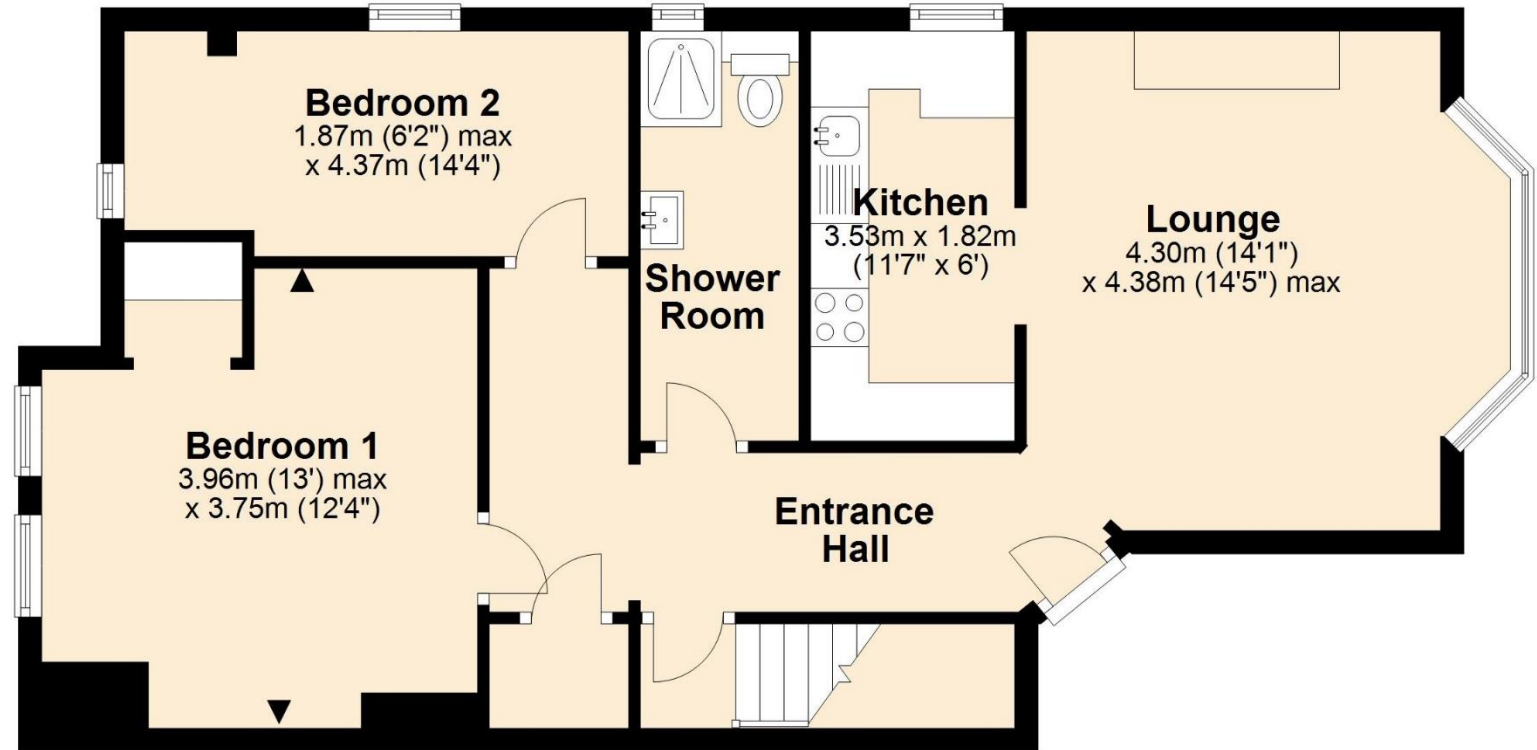
Basement

Approx. 21.3 sq. metres (229.0 sq. feet)



Ground Floor

Approx. 64.9 sq. metres (698.2 sq. feet)



Total area: approx. 86.1 sq. metres (927.2 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

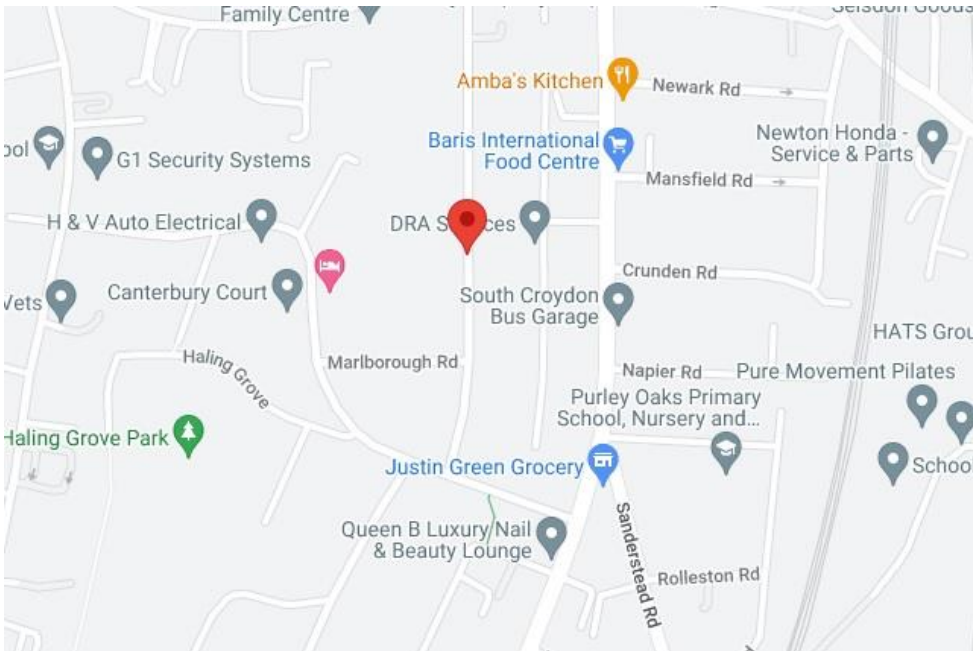
- ❖ TWO BEDROOM
- ❖ GROUND FLOOR CONVERSION FLAT
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LARGE COMMUNAL GARDEN
- ❖ ALLOCATED PARKING BAY
- ❖ BONUS BASEMENT ROOM
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SHARE OF FREEHOLD
- ❖ EPC EER D

A superbly presented two-bedroom ground floor conversion flat, situated within this highly desirable residential road, conveniently situated 0.5 miles from Sanderstead train station, and 0.6 miles from both South Croydon & Purley Oaks train stations. The property is also close by to numerous bus routes that run along the Brighton Road and its plethora of local shops, cafes & conveniences.

This bright & spacious property is offered with a share of freehold, it enjoys excellent décor, it has high-ceilings, and further boasts a large functional basement, which could offer the future buyers a range of different uses.

The accommodation comprises a large entrance hall with an array of fitted storage spaces, two spacious bedrooms, a beautifully fitted shower room with walk-in cubicle, a stylish fitted kitchen with ample work surface, and a large bay-fronted lounge/ dining room with stripped wooden floorboards & a feature fireplace. Externally, residents have access to a large well-maintained garden.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park and the Purley Way Playing Fields. It is also walking distance to South Croydon's restaurant quarter with its array of cafes, bars and restaurants.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		