

FOLKLANDS



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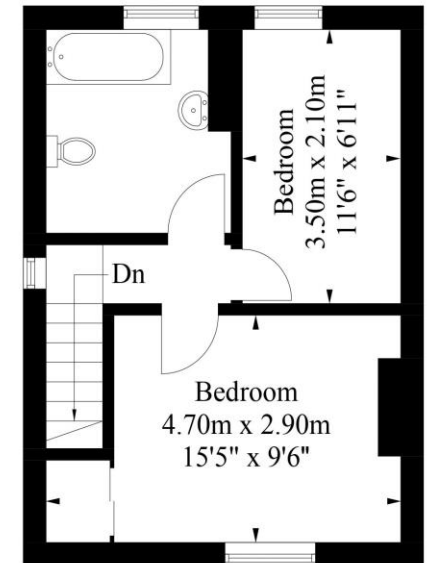
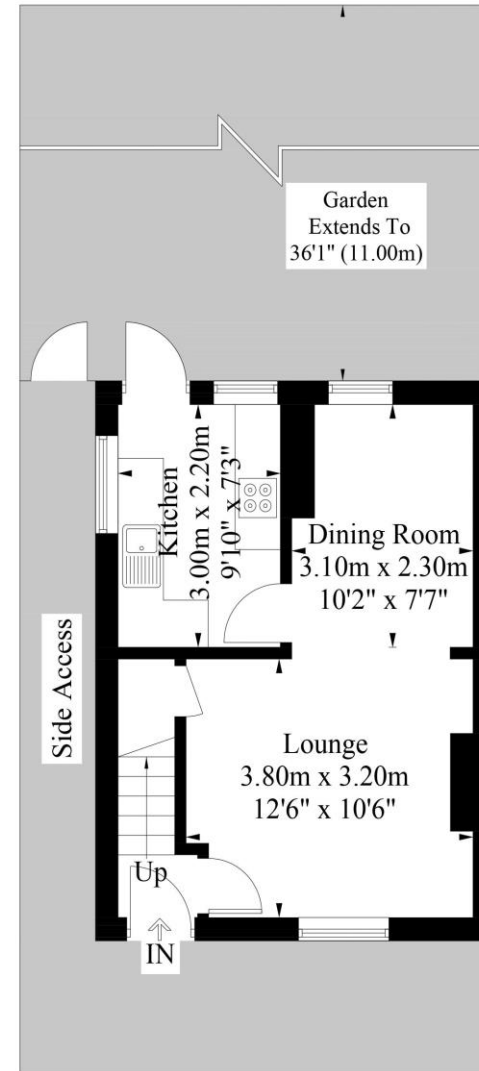
BYNES ROAD, SOUTH CROYDON
GUIDE PRICE £330,000





Bynes Road

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft



Ground Floor
31 sq m / 334 sq ft

First Floor
30.8 sq m / 331 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID305247)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

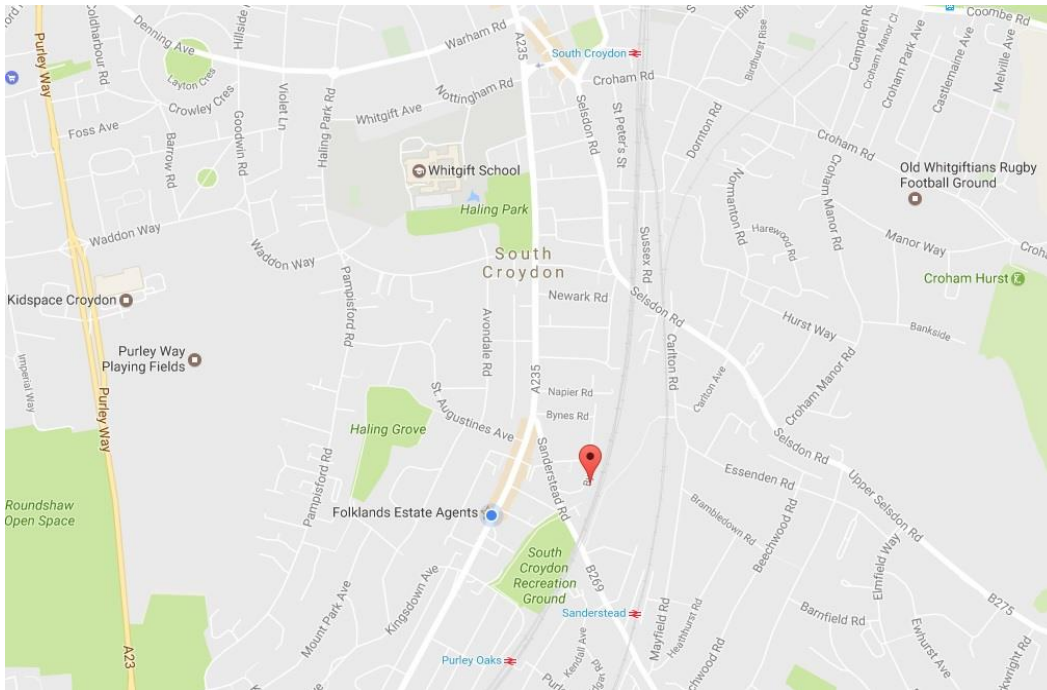
- ❖ EPC EER D
- ❖ TWO BEDROOM SEMI-DETACHED HOUSE
- ❖ 0.2 MILES FROM SANDERSTEAD STATION
- ❖ 0.4 MILES FROM PURLEY OAKS STATION
- ❖ PRIVATE REAR GARDEN
- ❖ NO ONWARD CHAIN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ RECENTLY UPDATED
- ❖ SIDE ACCESS
- ❖ POPULAR RESIDENTIAL ROAD

A well presented two double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.2 miles from Sanderstead train station and 0.4 miles from Purley Oaks train station.

Offered to the market with no onward chain, this bright & airy home benefits from side access, has a spacious rear garden, was fully re-wired in 2016 and offers plenty of scope to further develop, including the potential to loft extend (STPP).

The accommodation comprises a full width master bedroom with built in wardrobe, bedroom two, a large three piece bathroom suite, a living room with under-stairs storage, a dining area, and a stylish fitted kitchen with door leading onto the private 36' rear garden.

Furthermore, this property sits moments from the well regarded Purley Oaks primary school and within an easy reach of a wide range of local shops. In our opinion this property would make an excellent first time buy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	56	66
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	50	59
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.