

# FOLKLANDS

EDEN ROAD, CROYDON  
GUIDE PRICE £625,000





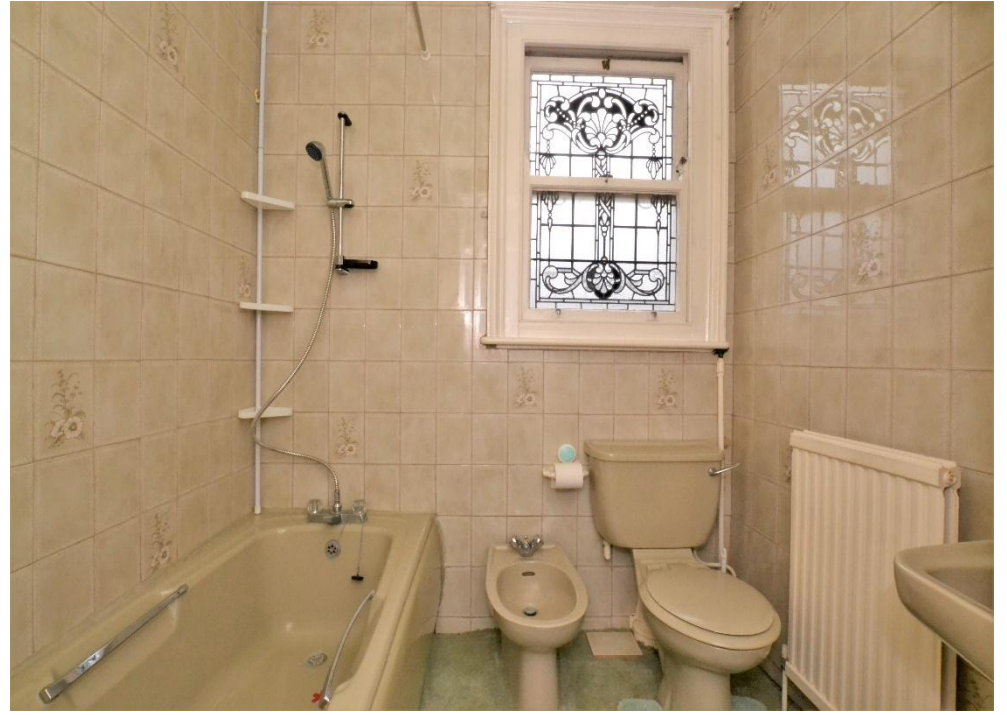














# Eden Road, Croydon

Approximate Gross Internal Area

165 sq m / 1776 sq ft

Cellar = 10.8 sq m / 116 sq ft

Total = 175.8 sq m / 1892 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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- ❖ EPC EER D
- ❖ FOUR BEDROOM SEMI-DETACHED HOUSE
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ IDEAL FOR RENOVATION
- ❖ POPULAR CUL-DE-SAC LOCATION
- ❖ 0.5 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NO ONWARD CHAIN
- ❖ 1892 SQFT OF FLOOR SPACE
- ❖ 68' PRIVATE REAR GARDEN

A particularly spacious four bedroom semi-detached house situated within this quiet residential cul-de-sac, conveniently located 0.5 miles from East Croydon train station and 0.4 miles from South Croydon train station.

With scope to renovate, this beautiful period home is offered to the market with no-onward chain, benefits from off road parking for one car, gated side access, boasts 1892 SQFT of floor space and features a 68' private rear garden.

Although dated, it is evident that this property has been well maintained and further benefits from many period features, including original cornice & architrave, high ceilings and stunning leaded windows.

The accommodation comprises three double bedrooms each with fitted wardrobes, a 9'6 x 9'4 single bedroom, a four piece family bathroom suite, ample loft space with potential to convert (STPP), an 18' bay fronted living room, a separate dining room, a spacious entrance hall, an open plan kitchen/ breakfast room, a down stairs WC, a 16'7 conservatory extension, a cellar with three separate compartments and a mature 68' private rear garden with large patio & lawn area.

Furthermore, this property sits moments from the open green spaces of Park Hill park, is a short walk from Croydon's restaurant Quarter with its plethora of restaurants, cafes & bars, and fell within the 2017 catchment for the highly regarded Park Hill primary school ([schoolcatchment.co.uk](http://schoolcatchment.co.uk)).

