

FOLKLANDS



CRUNDEN ROAD, SOUTH CROYDON

GUIDE PRICE £350,000



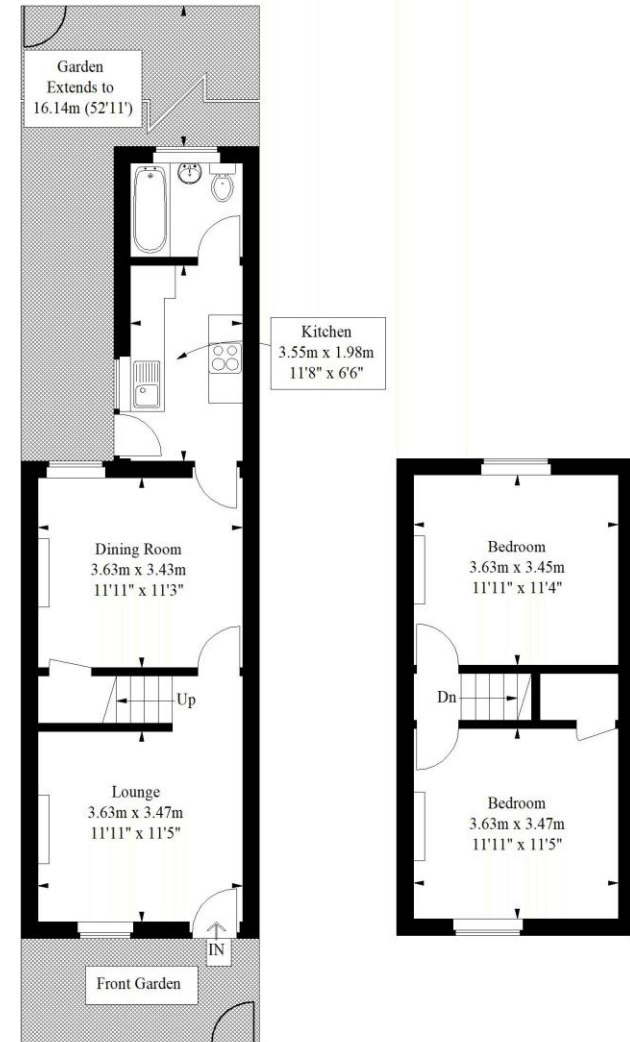






Crunden Road, South Croydon

Approximate Gross Internal Area = 70.5 sq m / 758 sq ft



Ground Floor
41.1 sq m / 442 sq ft

First Floor
29.4 sq m / 316 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 E
- ❖ TWO DOUBLE BEDROOM TERRACE HOUSE
- ❖ 52' SOUTH FACING REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ TWO SEPARATE RECEPTION ROOMS
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ MOMENTS FROM A RANGE OF LOCAL SHOPS
- ❖ FULLY DOUBLE GLAZED
- ❖ GAS CENTRAL HEATING

A superbly presented two double bedroom period terrace house, situated within this popular tree lined residential road, conveniently located 0.6 miles from South Croydon train station and 0.4 miles from Sanderstead train station.

This bright & airy home enjoys good decor throughout, is fully double glazed, boasts ample loft storage space, and features a well maintained 52' South facing rear garden.

The accommodation comprises two equally proportioned double bedrooms, two separate reception rooms, a large under-stairs cupboard, an 11'8 fitted kitchen, a three piece family bathroom suite, and a secluded rear garden with large patio area & lawn.

Furthermore, this property sits moments away from a range of local shops, cafes and bus routes, making it a highly convenient location. In our opinion this property would make an ideal first time buy.

