

FOLKLANDS



COURT WOOD LANE, FORESTDALE
GUIDE PRICE £360,000







Crofters Mead, Forestdale

Approximate Gross Internal Area (Excluding Store) = 107.7 sq m / 1159 sq ft

Cabin = 7.4 sq m / 80 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 129.9 sq m / 1398 sq ft

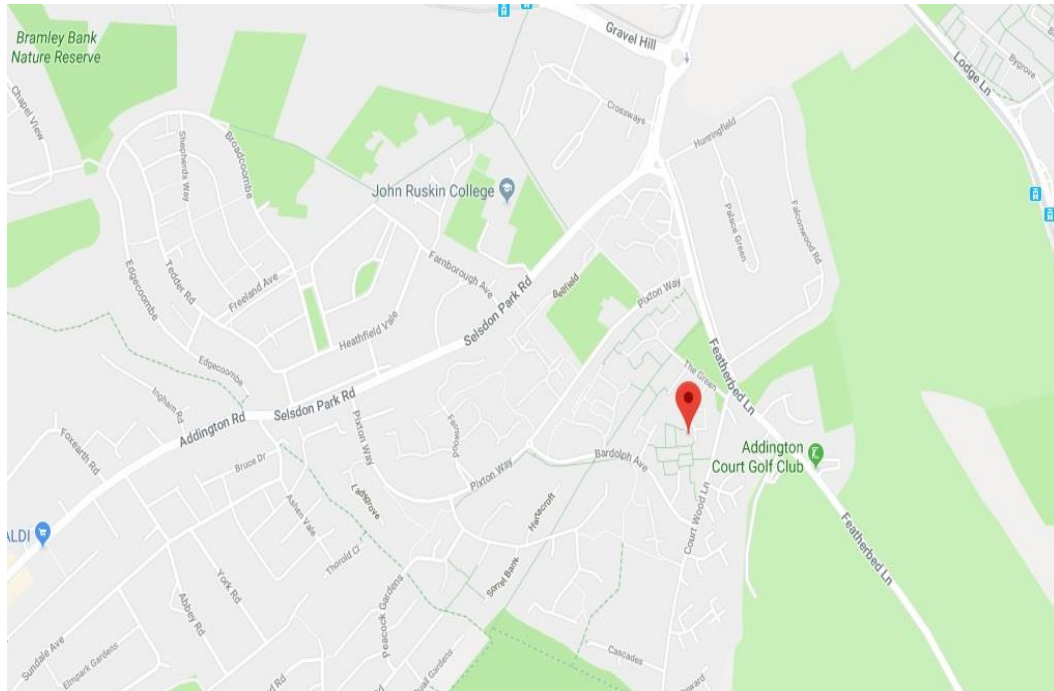


Ground Floor = 55.3 sq m / 595 sq ft

First Floor = 52.4 sq m / 564 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansU/sketch.com © 2018 (ID 451960)

- ❖ EPC EER E
- ❖ THREE BEDROOM END OF TERRACE HOUSE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ MOMENTS FROM THE 353 & 433 BUS ROUTES
- ❖ FIRST FLOOR BATHROOM & DOWN STAIRS WC
- ❖ NO ONWARD CHAIN
- ❖ GARAGE EN-BLOC
- ❖ LARGE REAR GARDEN WITH TIMBER CABIN
- ❖ WELL PRESENTED THROUGHOUT



A well presented three bedroom end of terrace house situated within this quiet cul-de-sac in the popular Forestdale area, conveniently located only 0.6 miles from the local tram stop and moments from the 353 & 433 Bus routes that provide a regular service to both East & West Croydon train stations.

Offered to the market with no onward chain, this spacious home boasts 1159 sqft of floor space and enjoys a corner position which affords the house a larger than average garden. The property offers good decor throughout, benefits from a garage en-bloc, is double glazed and also features a timber cabin in the garden which is fully connected to the electrics.

The accommodation comprises three bedrooms each with fitted wardrobes, a modern three piece bathroom suite, access to ample loft storage space, a down stairs WC, a large open plan living room, a separate dining area with patio doors, a well-proportioned fitted kitchen, and a 29' private rear garden with side access.

Furthermore, this property sits within 0.2 miles from the well regarded Courtwood & Forestdale Primary schools, a short distance to the local shops and moments from the open countryside as you head down Featherbed Lane. In our opinion this property would make an excellent family home.

