

FOLKLANDS



HOULDER CRESCENT, CROYDON

GUIDE PRICE £400,000

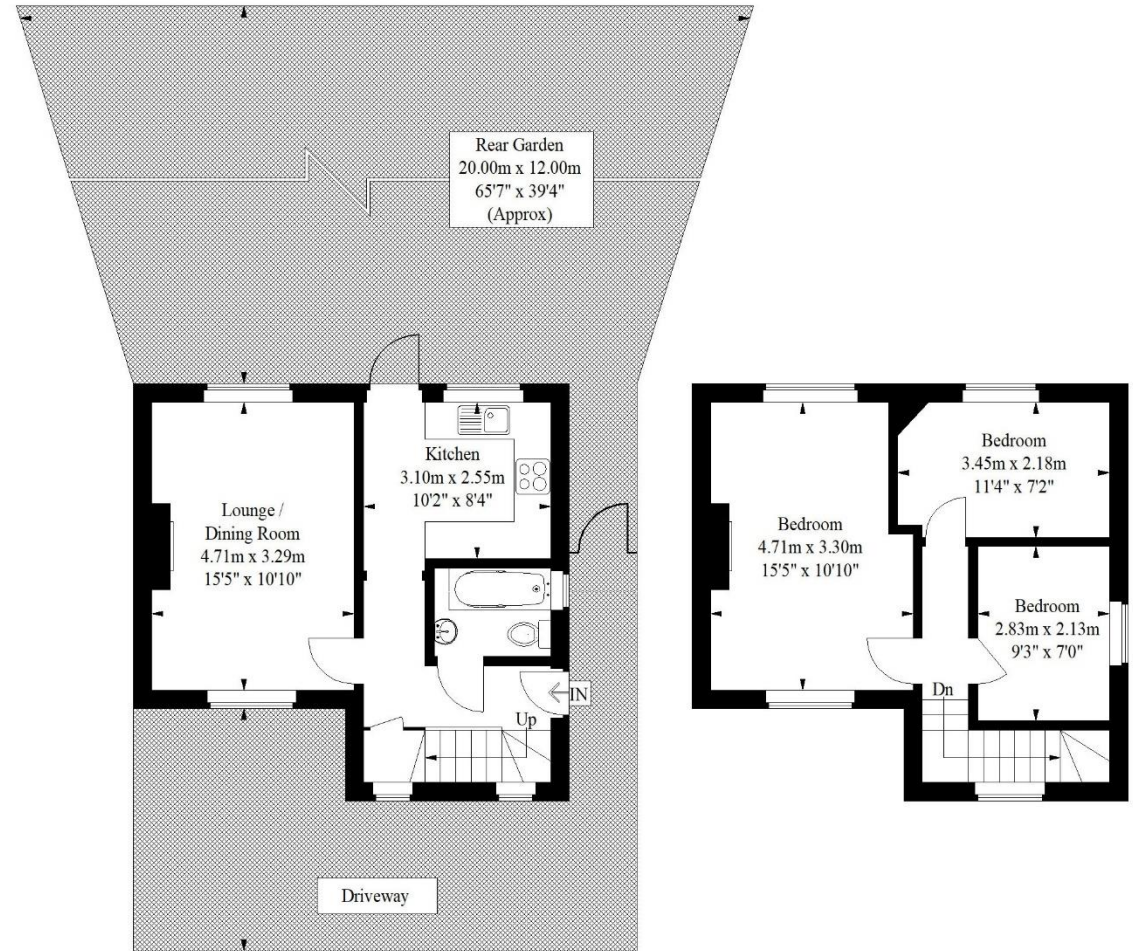






Houlder Crescent, Croydon

Approximate Gross Internal Area
70.6 sq m / 760 sq ft



Ground Floor = 35.5 sq m / 382 sq ft

First Floor = 35.1 sq m / 378 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM SEMI-DETACHED
- ❖ LARGE DRIVEWAY
- ❖ 65' PRIVATE REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.6 MILES FROM WADDON TRAIN STATION
- ❖ 0.8 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ QUIET RESIDENTIAL ROAD OVER-LOOKING GREEN
- ❖ IDEAL FAMILY HOME
- ❖ NEWLY FITTED BATHROOM SUITE
- ❖ EPC EER D



A well-presented three-bedroom semi-detached house situated within this quiet residential road with views over the communal green, and conveniently located only 0.6 miles from Waddon train station and 0.8 miles from South Croydon train station.

This bright & airy home benefits from a large blocked paved driveway with parking for 2-3 cars, side access, a 65' landscaped rear garden, a newly fitted bathroom suite, double glazing throughout and ample scope to extend to the rear (stpp).

The accommodation comprises dual aspect master bedroom, two further bedrooms, a spacious lounge/ dining room with stripped wooden floorboards, an under-stairs cupboard, a newly fitted bathroom suite, a stylish fitted kitchen and a family friendly rear garden with large patio and an equally well-proportioned lawn.

Furthermore, this property sits moments away from the well regarded Aerodrome primary academy & the newly opened Harris primary academy, and with the open green spaces of the Purley Way playing fields being at the end of the road, we feel this property would make an ideal family home.

