

FOLKLANDS

CROSS ROAD, EAST CROYDON
GUIDE PRICE £350,000









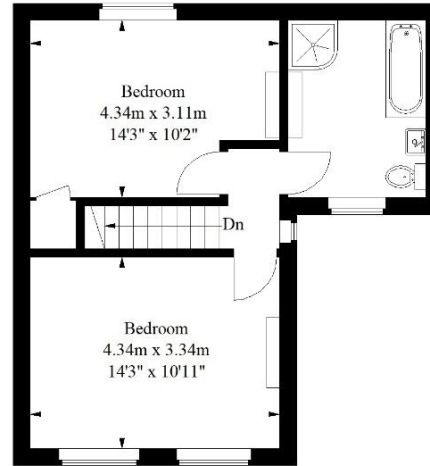
Cross Road, East Croydon

Approximate Gross Internal Area

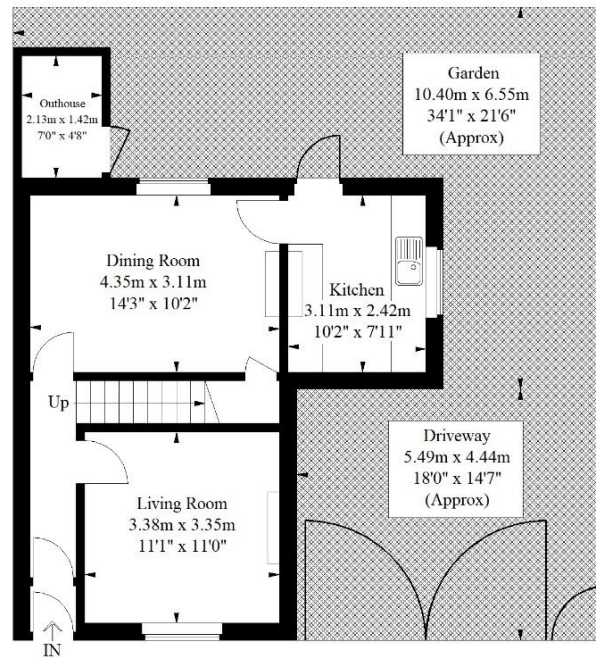
81.3 sq m / 875 sq ft

Outhouse - 3 sq m / 32 sq ft

Total = 84.3 sq m / 907 sq ft



First Floor = 40.5 sq m / 436 sq ft



Ground Floor (Excluding Outhouse) = 40.8 sq m / 439 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 SEMI-DETACHED HOUSE
- ❖ CUL-DE-SAC SETTING
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SCOPE TO RENOVATE
- ❖ GATED PARKING FOR ONE CAR
- ❖ 875 SQFT OF FLOOR SPACE
- ❖ COURTYARD REAR GARDEN
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ TWO SEPARATE RECEPTION ROOMS

A two double bedroom semi-detached house situated within a quaint cul-de-sac setting, conveniently located only 0.3 miles from East Croydon train station & tram stop.

Offered to the market with no onward chain, this spacious house offers excellent scope to renovate throughout, benefits from a gated driveway, sizeable rooms, and boasts 875 sqft of floor space.

The accommodation comprises two well-proportioned double bedrooms, a four piece family bathroom suite, a large loft space, two separate reception rooms, a fitted kitchen, and a private courtyard rear garden.

Furthermore, the property sits a short distance away from a wide range of local shops, including a Gym 350m away (Fit 4 less), and is approximately half a mile from Croydon town centre & the recently opened Box Park complex.

