

# FOLKLANDS

A photograph of a two-story brick house with a light-colored brick facade. The house features a white front door with a small decorative window and a white door handle. To the left of the door is a large white-framed window with multiple panes. To the right of the door is a smaller white-framed window. The house has a white gutter and a small white awning over the door. The house is surrounded by greenery, including a large bush and a small tree. The sky is blue with some clouds.

MIDDLEFIELDS, CROYDON  
GUIDE PRICE £340,000













## Middlefields, Croydon

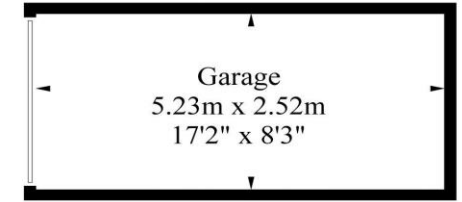
Approximate Gross Internal Area = 68.6 sq m / 739 sq ft

Garage = 13.0 sq m / 140 sq ft

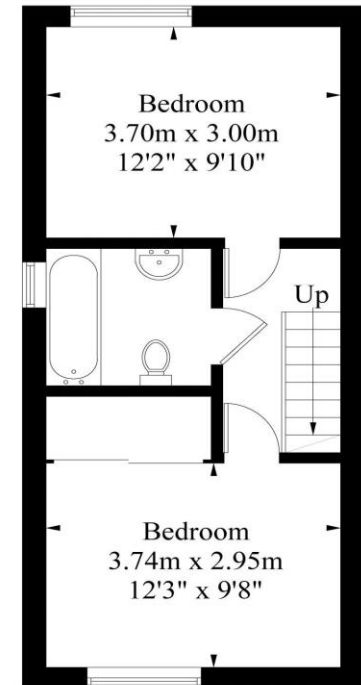
Total = 81.6 sq m / 879 sq ft



**Ground Floor**  
**34.6 Sq m / 372 Sq ft**



**Garage**  
**13.0 Sq m / 140 Sq ft**



**First Floor**  
**34.1 Sq m / 367 Sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID327062)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE GARAGE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ WEST FACING REAR GARDEN
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ LOFT STORAGE SPACE
- ❖ SHORT DISTANCE TO SELSDON HIGH STREET
- ❖ WITHIN HALF A MILE FROM A NUMBER OF LOCAL PRIMARY SCHOOLS

A superbly presented two double bedroom mid-terrace modern home situated within this quiet cul-de-sac, in the popular Forestdale area, conveniently located 0.6 miles from the local Tram stop and moments from the local bus stop which provides regular access into Purley and central Croydon.

This bright & airy home enjoys excellent decor, has a stylish Kitchen & bathroom, ample storage space, a private garage, is double glazed throughout and benefits from a large loft space. With the house benefiting from a secluded position and boasting a well maintained West facing rear garden, we feel this property would make a wonderful home.

The accommodation comprises two well proportioned double bedrooms, a stylish bathroom suite with Jacuzzi bath, a contemporary fitted kitchen with integrated appliances and a large lounge/ dining room with sliding patio doors leading onto the entertainment deck and rear lawn.

Furthermore, this property sits a short distance away from Selsdon high street with its array of shops, cafes & restaurants and within half a mile from a range of local primary schools.

