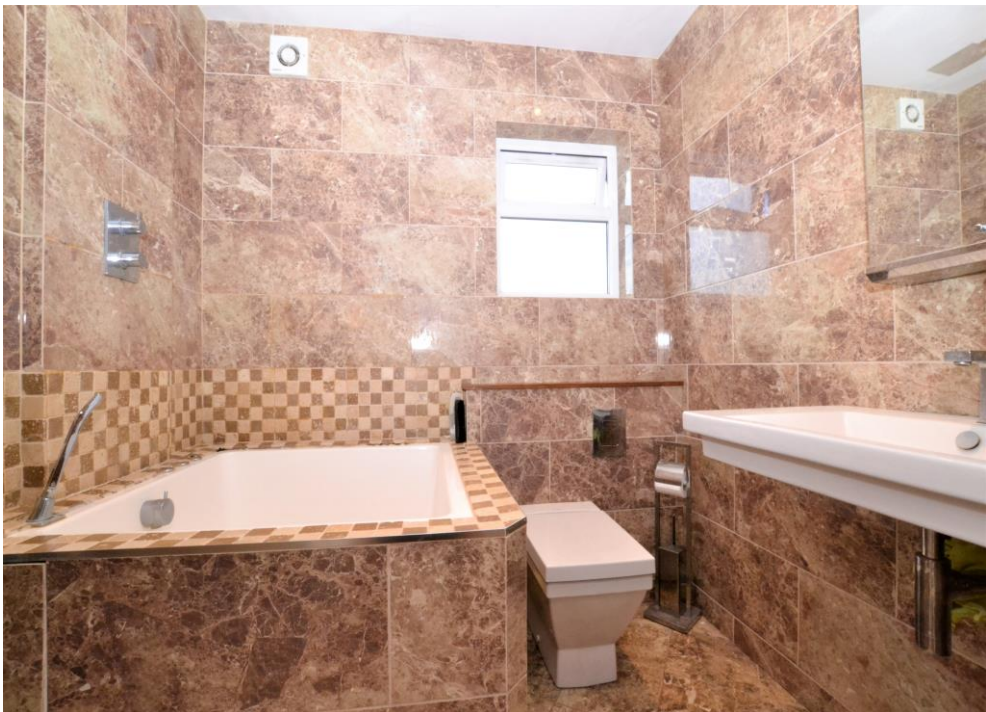


FOLKLANDS



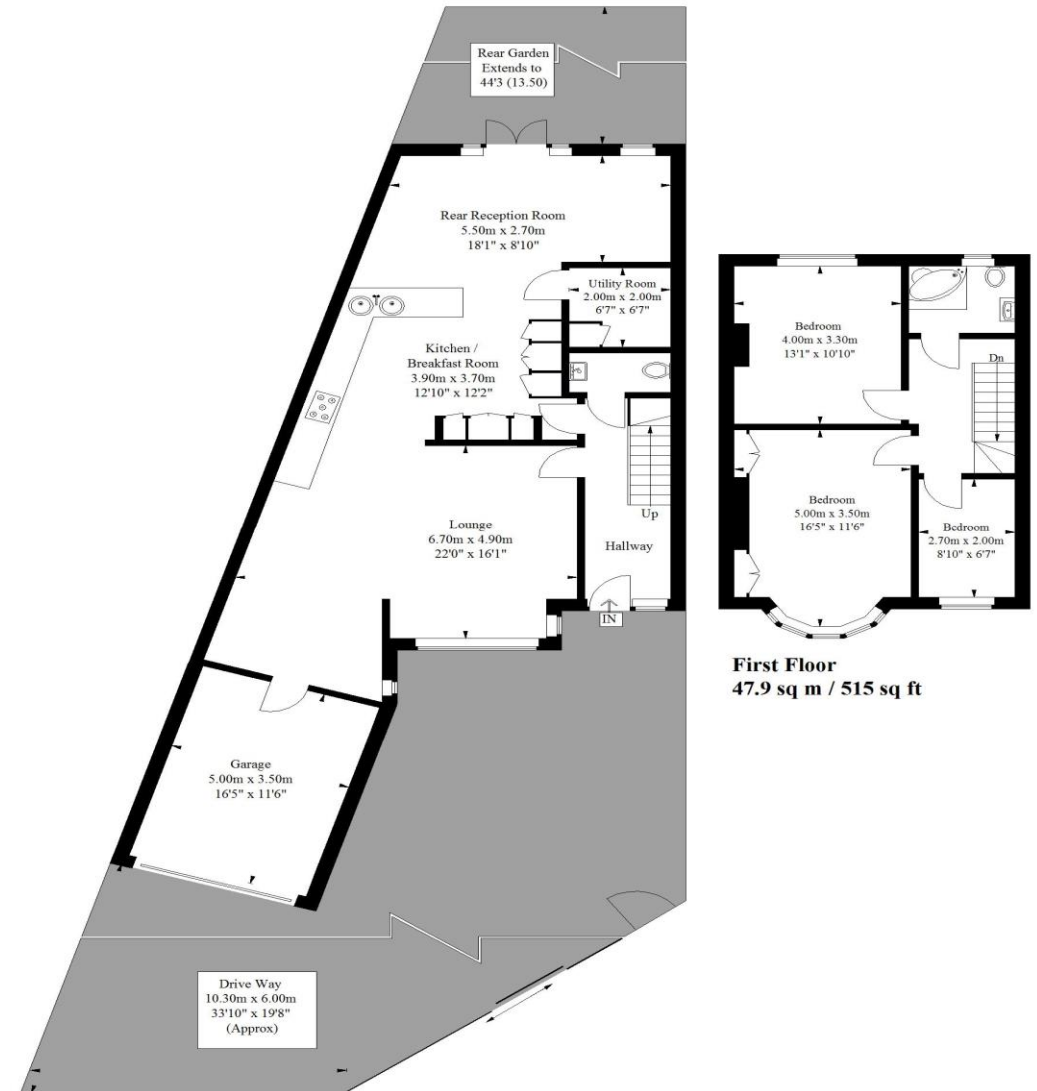
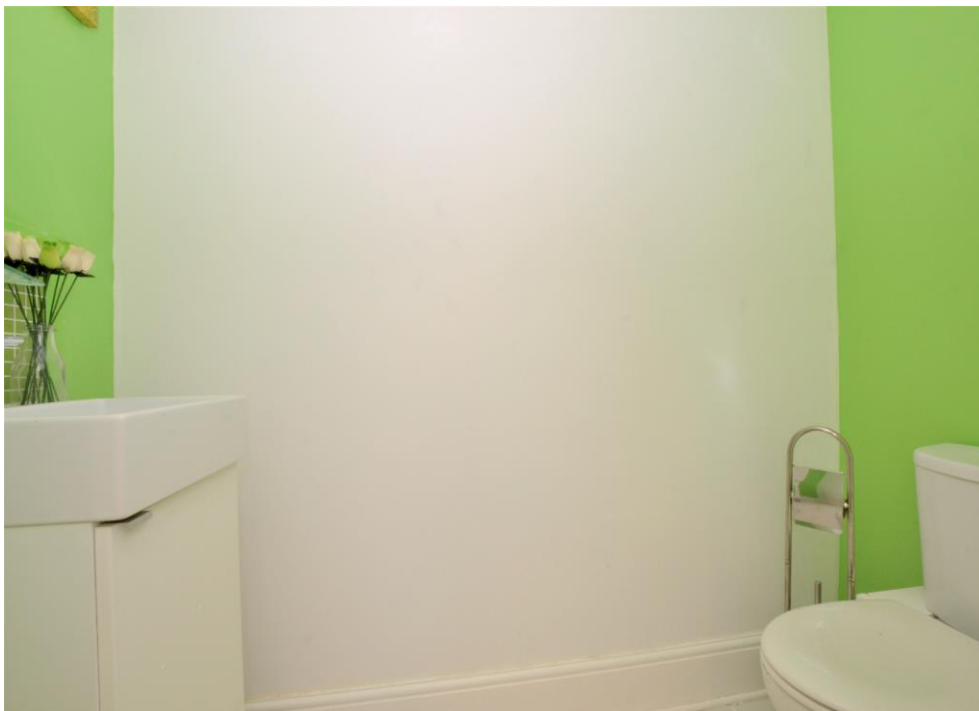
HIGHBARROW ROAD, CROYDON

GUIDE PRICE £439,950



Highbarrow Road

Approximate Gross Internal Area (Including Garage)
156.8 sq m / 1687 sq ft



First Floor
47.9 sq m / 515 sq ft

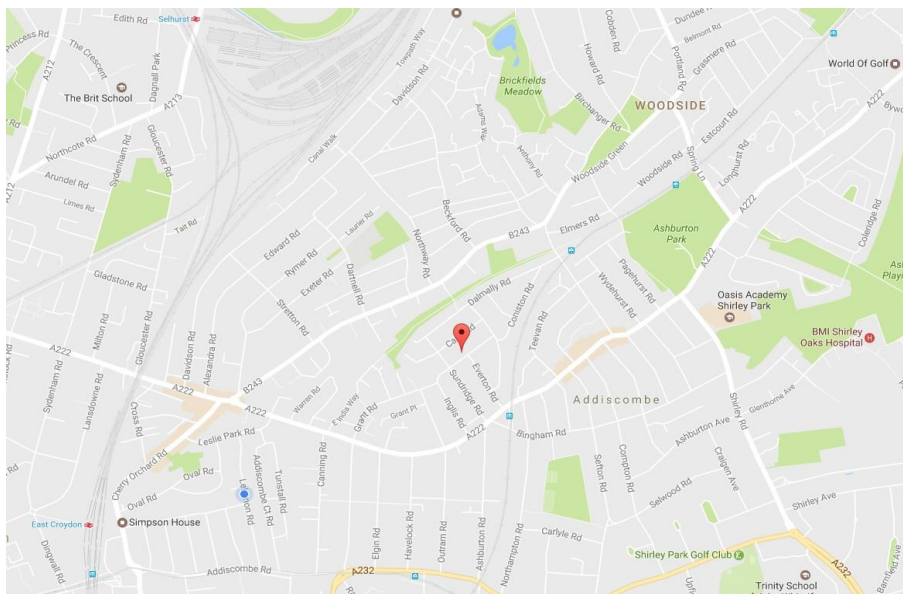
Ground Floor = 108.9 sq m / 1172 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 304868)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ OFF ROAD PARKING FOR 4-5 CARS
- ❖ END OF TERRACE HOUSE
- ❖ 0.2 MILES FROM ADDISCOMBE TRAM STOP
- ❖ LESS THAN ONE MILE FROM EAST CROYDON STATION
- ❖ IN EXCESS OF 1600 SQFT
- ❖ PRIVATE GARAGE
- ❖ REQUIRES COSMETIC IMPROVEMENT
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ POPULAR RESIDENTIAL ROAD



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.

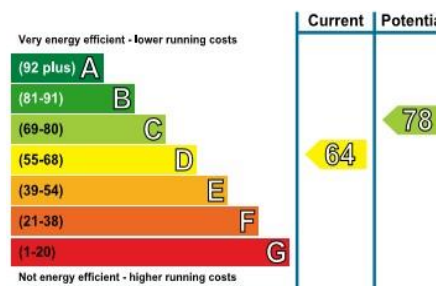
A larger than average three bedroom end of terrace house situated in this popular road, only 0.2 miles from Addiscombe tram stop and less than one mile from East Croydon train station.

This spacious home has been extended both to the side and rear creating an exceptional amount of living space, although the present owners have not been able to apply the finishing touches to the project, leaving scope for the incoming purchaser to make it their own. The property benefits from a corner plot with ample off road parking, a private garage and scope to loft extend (stpp).

The accommodation comprises master bedroom with built in wardrobes, a further double bedroom, bedroom three, a stylish family bathroom with Japanese bath tub, a fitted staircase leading to the loft, an extended living room which connects into the stylish kitchen/ breakfast room, an extended rear reception room with double doors leading onto the paved patio, a utility room, down stairs WC, private rear garden and a garage which benefits from access from inside the home.

Furthermore, this property sits moments from a wide variety of shops, cafes and restaurants on Addiscombe high street, a short distance to a number of local parks and less than half a mile from a good range of well regarded primary and secondary schools.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 450	✓
2 Low energy lighting for all fixed outlets	£40	£ 108	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858	✓