

FOLKLANDS



ELAND ROAD, CROYDON

GUIDE PRICE £325,000



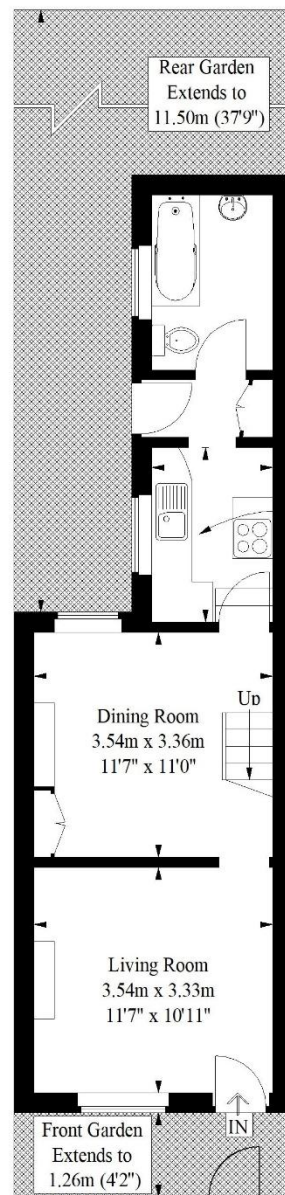






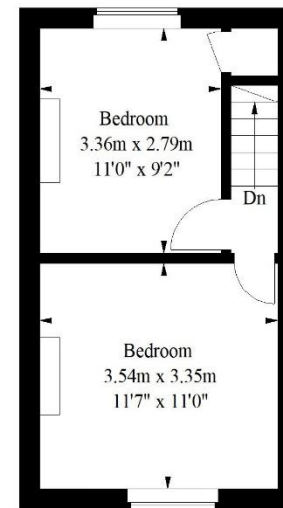
# Eland Road, Croydon

Approximate Gross Internal Area  
60.6 sq m / 652 sq ft



**Ground Floor**  
36.3 sq m / 391 sq ft

Kitchen  
2.58m x 1.80m  
8'6" x 5'11"  
(Approx)



**First Floor**  
24.3 sq m / 261 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 458430)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ EPC EER D
- ❖ TWO BEDROOM PERIOD TERRACE HOUSE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ NO ONWARD CHAIN
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.4 MILES TO WADDON TRAIN STATION
- ❖ MOMENTS FROM WANDLE PARK
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ FULLY DOUBLE GLAZED

A two double bedroom period terrace house situated within this quiet cul-de-sac, conveniently located only 0.2 miles from the local tram stop and 0.4 miles from Waddon train station which provides a fast service to London Bridge with journey times from just 23 minutes. Additionally East Croydon train station sits just 0.8 miles away, making it a comfortable walk or a quick hop on the tram.

Offered to the market with no onward chain, this bright & airy property enjoys excellent decor throughout, is fully double glazed, benefits from ample storage space, a low maintenance private rear garden, and features gas central heating powered by a modern combi-boiler.

The accommodation comprises two generous sized double bedrooms, a large loft space, two full-width reception rooms, a modern fitted kitchen, a stylish recently refitted bathroom suite with shower over bath, and a private courtyard style rear garden.

Furthermore, this property sits moments away from a range of local convenience stores, is a short walk from the open green spaces of Wandle Park, and is less than half a mile from the vast range of shops in Croydon town centre.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	65	66
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.