

FOLKLANDS



MITCHAM ROAD, CROYDON

GUIDE PRICE £280,000

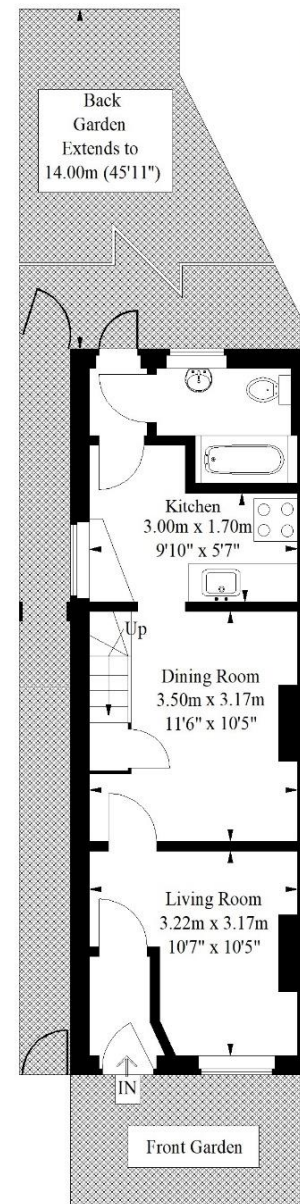




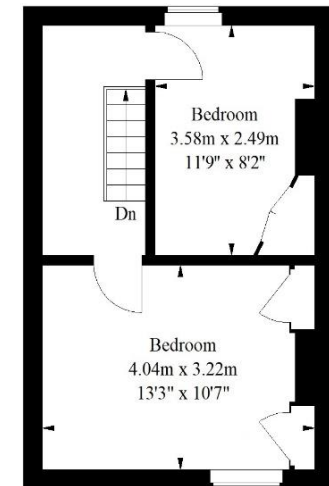


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Approximate Gross Internal Area
64.8 sq m / 697 sq ft



Ground Floor
35.3 sq m / 380 sq ft



First Floor
29.5 sq m / 317 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID547714)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO BEDROOM FREEHOLD HOUSE
- ❖ SIDE ACCESS
- ❖ PRIVATE 45' REAR GARDEN
- ❖ WELL MAINTAINED BY THE PRESENT OWNERS
- ❖ 0.4 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ AMPLE STORAGE SPACE
- ❖ SOLID FUEL/ WOOD BURNING STOVES
- ❖ EXPOSED BRICK CHIMNEY BREASTS
- ❖ EPC EER F

A two double bedroom cottage style home conveniently situated only 0.3 miles from the local tram stop, 0.4 miles from West Croydon train station, and moments from the 264 bus route.

This charming home benefits from being freehold, has full side access to a well maintained 45' private rear garden, and having been lovingly renovated by the present owners during their time here, the property boasts ample storage, exposed brick chimney breasts and a hand-crafted kitchen.

This property has an on-demand hot water boiler and is heated with solid fuel/ wood via the stoves in the reception rooms. The accommodation comprises a full width master bedroom with two fitted wardrobes, a sizeable second bedroom with a fitted wardrobe cupboard, a large loft space, two reception rooms, a fitted kitchen with a Belfast sink, and a three-piece bathroom suite.

Furthermore, this property sits within easy access of the plethora of shops, cafes and restaurants in central Croydon and within walking distance of the open green spaces of Wandle park. In our opinion we feel that this property would make a wonderful first time buy.

