

FOLKLANDS



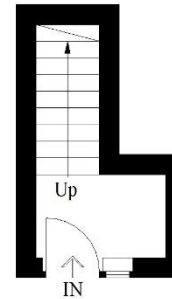
COURT WOOD LANE, FORESTDALE
GUIDE PRICE £259,500





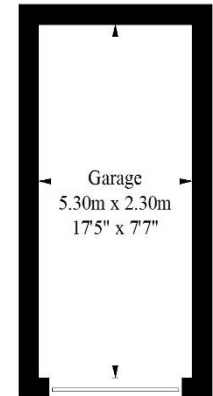
Courtwood Lane, Forestdale

Approximate Gross Internal Area = 85.6 sq m / 922 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 97.8 sq m / 1053 sq ft



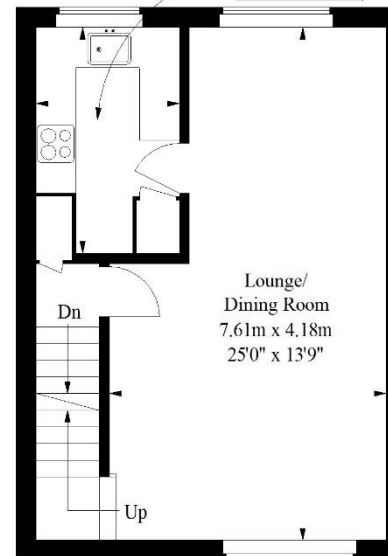
Ground Floor
 4.8 sq m / 52 sq ft

— Reduced headroom
 below 1.5 m / 5'0"

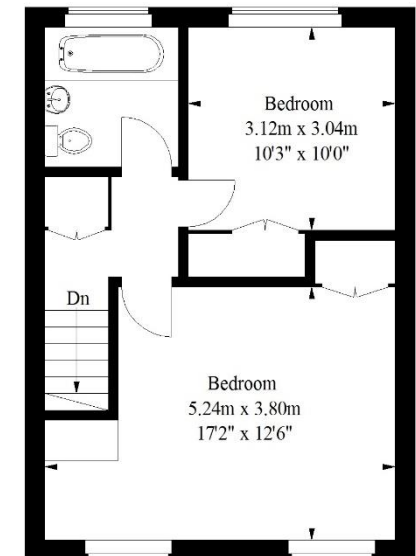


(Not Shown In Actual
 Location / Orientation)

Kitchen
 3.40m x 2.16m
 11'2" x 7'1"



First Floor
 40.4 sq m / 435 sq ft



Second Floor
 40.4 sq m / 435 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2019 (ID 522001)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER D
- ❖ TWO DOUBLE BEDROOM MAISONETTE
- ❖ SPLIT LEVEL OVER THE FIRST & SECOND FLOORS
- ❖ NO ONWARD CHAIN
- ❖ GARAGE EN-BLOC
- ❖ ELEVATED LOCATION
- ❖ ULTRA LONG LEASE
- ❖ PRIVATE ENTRANCE
- ❖ LARGE LOUNGE/ DINING ROOM
- ❖ FULLY DOUBLE GLAZED

**** No Onward Chain **** A particularly spacious two double bedroom split level maisonette, situated in an elevated position within this quiet cul-de-sac setting in the desirable Forestdale area, and conveniently located moments from the 353 Bus route that provides a regular service to Hayes train station or a short distance to the 433 bus route that connects to East Croydon train station.

This bright & airy property boasts 922 sqft of floor space, is arranged over the first & second floors, is fully double glazed, has a private entrance, and benefits from a private garage en-bloc and an ultra-long lease.

Whilst being competitively priced, this property boasts plenty of scope to modernise both the kitchen and bathroom. The accommodation comprises two double bedrooms both with fitted wardrobes, a three piece bathroom suite, a large loft space, an open plan lounge/ dining room, and a fitted kitchen.

Furthermore, this property sits within 0.5 miles from the well regarded Courtwood & Forestdale Primary schools, a short distance to the local shops and moments from the open countryside as you head down Featherbed Lane. In our opinion this property would make an excellent first time buy or long-term investment.

