

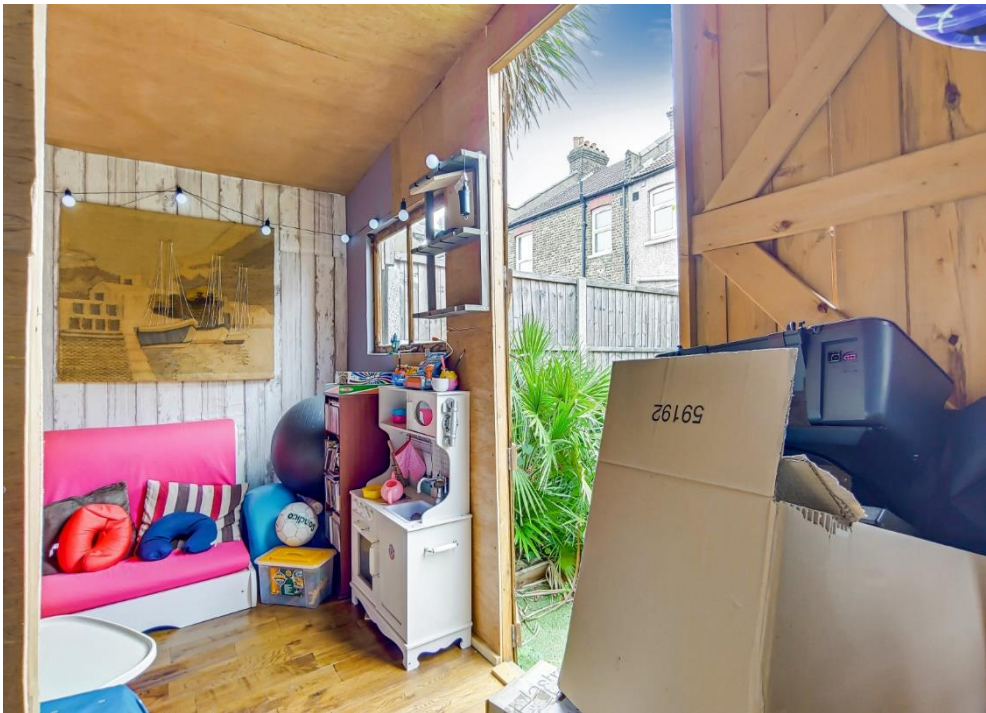
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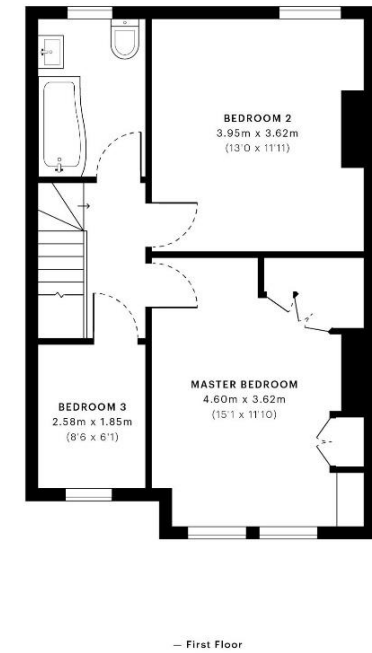
ESTCOURT ROAD, LONDON
GUIDE PRICE £439,950











<p>GROSS INTERNAL AREA (GIA) The footprint of the property.</p> <p>93.3 Sqm / 1004.5 Sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head</p> <p>85.3 Sqm / 917.8 Sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc.</p> <p>0.0 Sqm / 0.0 Sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m</p> <p>0.3 Sqm / 3.2 Sqft</p>
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
89.6 Sqm / 964.2 Sqft

IPMS 3C RESIDENTIAL
85.8 Sqm / 923.6 Sqft

SPEC ID
Secff8404b5000a1e5502ad

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 40' PRIVATE REAR GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ LARGE GARDEN CABIN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ 0.8 MILES FROM NORWOOD JUNCTION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ DOWNSTAIRS WC
- ❖ EPC EER D



A well presented three bedroom terrace house situated within this popular residential road, conveniently located only moments away from the local Tram stop (Providing excellent connections to East Croydon & Elmers End), and 0.8 miles from Norwood Junction station which provides Overground services and a fast link to London Bridge (12 minutes).

This spacious home benefits from high ceilings, an open-plan kitchen/ dining room, the addition of a downstairs WC, and further boasts a Westerly facing rear garden and a large loft space with scope to extend (STPP).

The accommodation comprises two sizeable double bedrooms, a single bedroom, a modern family bathroom suite, a separate living room, and a large kitchen/ dining room with stylish units and double doors leading onto the 40' rear garden. This low maintenance garden enjoys a patio area ideal for entertainment, a family-friendly synthetic lawn and a full-width garden cabin.

Furthermore, this property sits moments away from the open green spaces of Ashburton Park and the massive expanse of South Norwood Country Park, and it is also within close proximity of several well-regarded local primary & secondary schools. In our opinion this property would be an excellent family home.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	