

FOLKLANDS



BISENDEN ROAD, CROYDON

GUIDE PRICE £600,000





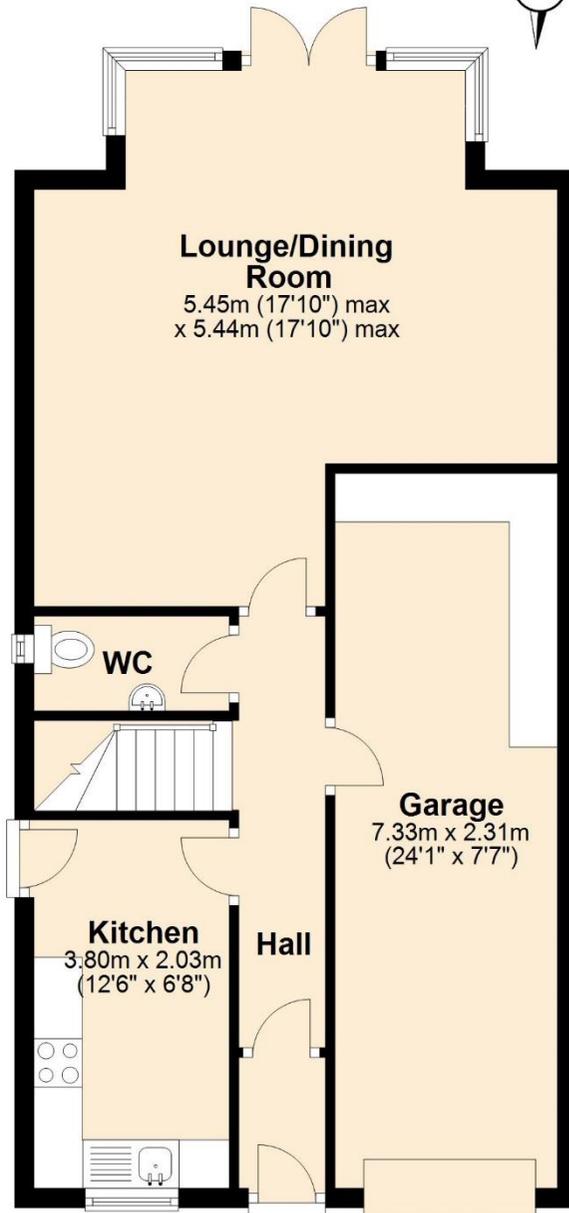
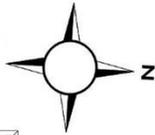






Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



Lounge/Dining Room

5.45m (17'10") max
x 5.44m (17'10") max

WC

Garage

7.33m x 2.31m
(24'1" x 7'7")

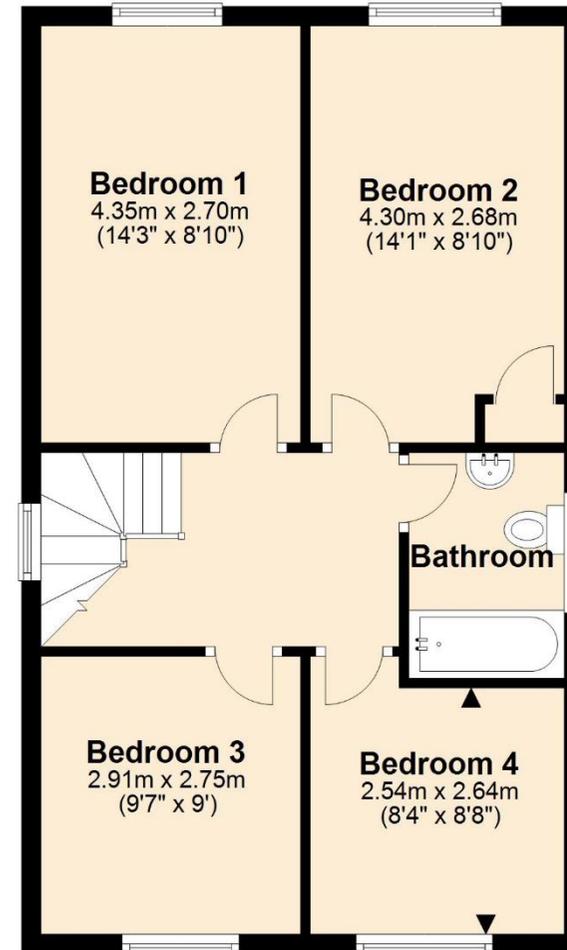
Kitchen

3.80m x 2.03m
(12'6" x 6'8")

Hall

First Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Bedroom 1

4.35m x 2.70m
(14'3" x 8'10")

Bedroom 2

4.30m x 2.68m
(14'1" x 8'10")

Bathroom

Bedroom 3

2.91m x 2.75m
(9'7" x 9')

Bedroom 4

2.54m x 2.64m
(8'4" x 8'8")

Total area: approx. 111.4 sq. metres (1199.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FOUR BEDROOM
- ❖ DETACHED HOUSE
- ❖ GARAGE & DRIVEWAY
- ❖ WEST FACING REAR GARDEN
- ❖ HIGHLY DESIRABLE RESIDENTIAL ROAD
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ DOWNSTAIRS WC
- ❖ GOOD DECOR THROUGHOUT
- ❖ EPC EER D

**** Chain Free **** A well-presented four-bedroom detached house situated within this desirable residential road, conveniently located only 0.2 miles from East Croydon train station and moments from Lebanon Road tram stop.

This bright & airy home boasts off-road parking, a large integral garage, side access, and a sizeable West facing rear garden. The garage space will give future owners the potential to develop the home, along with there being scope to extend the house to the rear (STPP).

The accommodation comprises four bedrooms, a family bathroom, ample loft space, a separate kitchen with access to the side of the house, a downstairs WC, a 24' integral garage with utility space, and a large lounge/ diner with patio doors. The rear garden has a paved patio area, mature shrubs and a large lawn (Ideal for family enjoyment).

Furthermore, this property sits a short distance away from a wide range of local shops, it is nearby both Lloyd Park & Park Hill Park, and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		