

FOLKLANDS

BYNES ROAD, SOUTH CROYDON

GUIDE PRICE £400,000













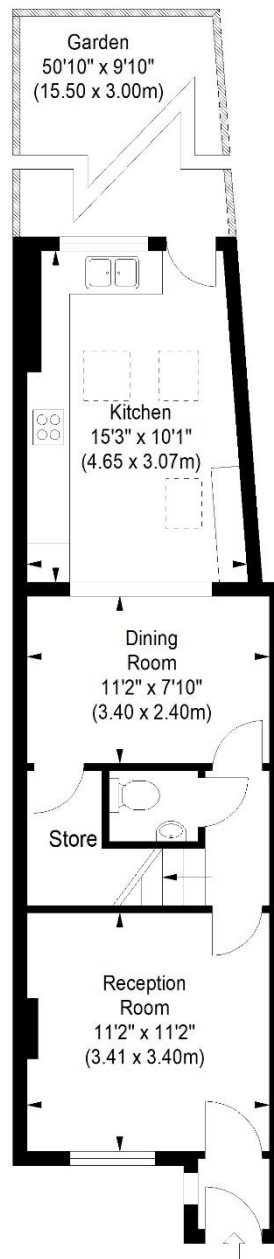
SALLE DE BAIN



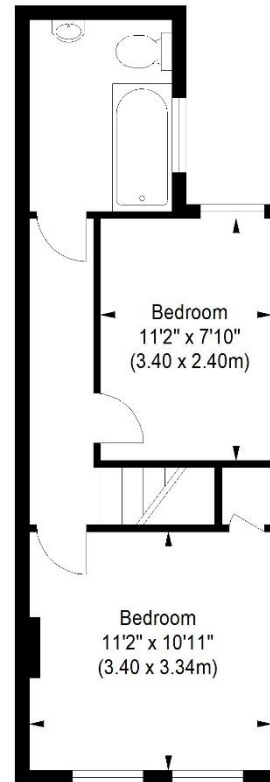


Bynes Road

Approximate Gross Internal Area
790 sq ft / 73.44 sq m



Ground Floor



First Floor

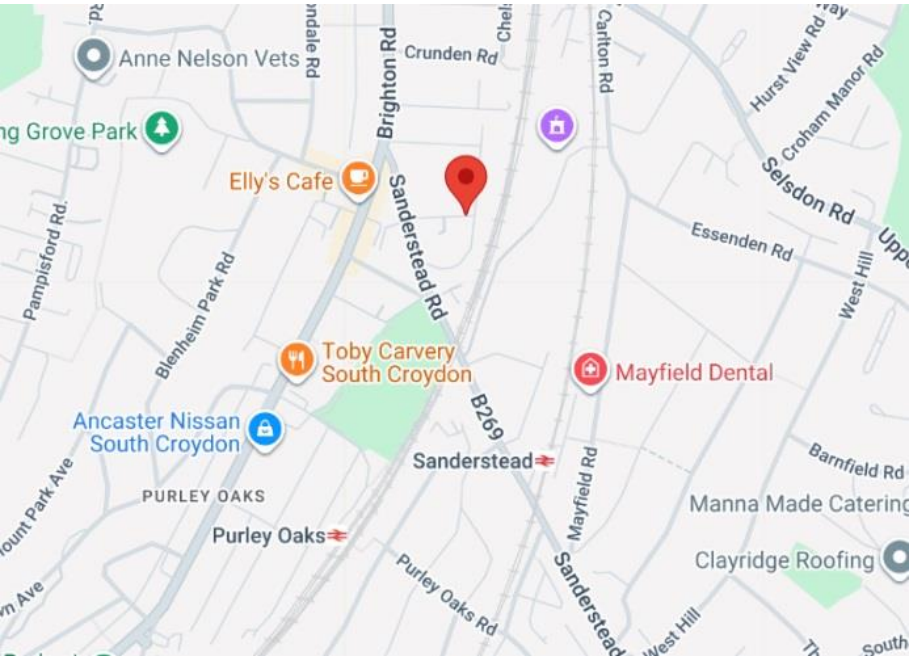
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOM
- ❖ PERIOD TERRACE HOUSE
- ❖ LARGE EXTENDED KITCHEN
- ❖ FIRST FLOOR BATHROOM & DOWNSTAIRS WC
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 0.2 MILES FROM SANDERSTEAD STATION
- ❖ 0.4 MILES FROM PURLEY OAKS STATION
- ❖ FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ EPC EER D



A superbly presented two double bedroom period terrace house situated within this popular residential road, conveniently located only 0.2 miles from Sanderstead train station, 0.4 miles from Purley Oaks train station and nearby several local bus routes.

With 790 SQFT of floorspace, this bright & spacious home benefits from a large ground floor extension, which provides for a spacious kitchen; the house is fully double glazed and there is gas central heating throughout. Additionally, there is the added benefit of a downstairs WC, stripped wooden floorboards, window shutters to the front windows and a low maintenance landscaped rear garden.

The accommodation comprises a main bedroom with a built-in storage cupboard, a second double bedroom, a stylish three-piece first floor bathroom with shower over-bath, a living room with feature fireplace, a dining room with understairs storage, and a 15'3 contemporary fitted kitchen with direct access to the rear garden.

Furthermore, this property sits moments away from the open green spaces of South Croydon recreation grounds, it is within an easy reach of a wide range of local shops, cafes & supermarkets and is within the catchment of several well-regarded primary schools & private nurseries. We feel that this property would make a wonderful home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		