

FOLKLANDS



LATIMER ROAD, CROYDON
GUIDE PRICE £410,000









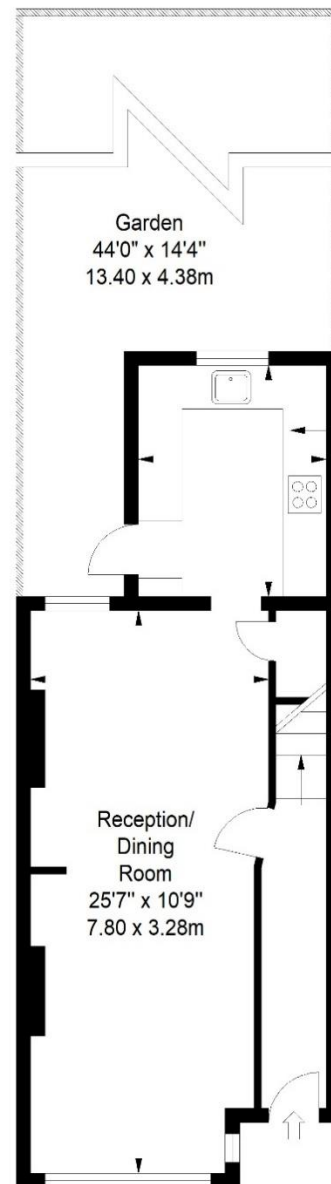




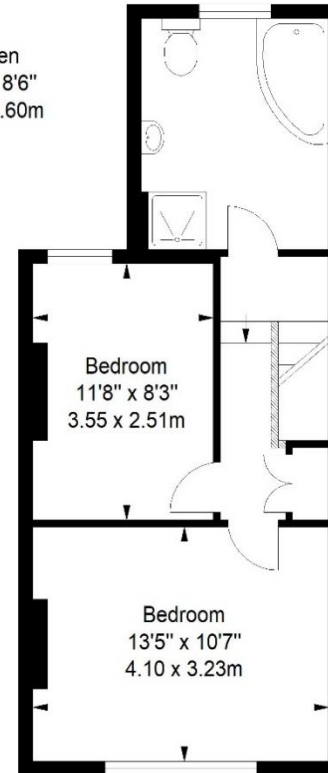
Latimer Road

Approximate Gross Internal Area

825 sq ft / 76.65 sq m



Ground Floor



First Floor

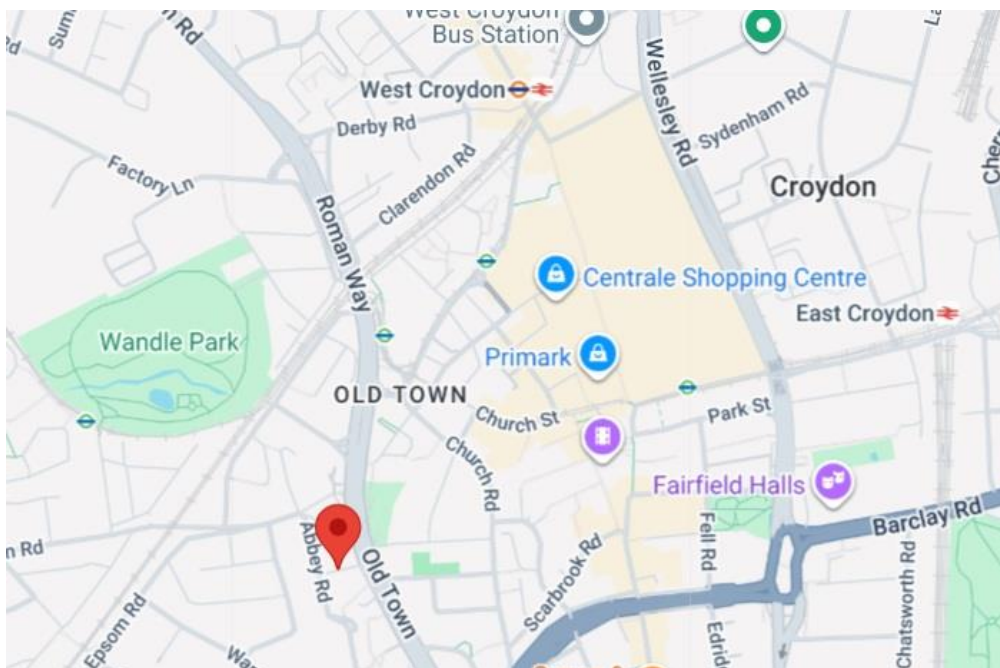
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ LARGE FOUR PIECE FIRST FLOOR BATHROOM
- ❖ PRIVATE REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ QUIET RESIDENTIAL ROAD
- ❖ EPC EER D



A superbly presented two double bedroom period end of terrace house, situated within this quiet residential road, conveniently located 0.6 miles from West Croydon train station, 0.7 miles from East Croydon train station and only 0.2 miles from the local Tram stop.

This bright & spacious home has good decor throughout, has a favourable layout with a large four-piece bathroom on the first floor and boasts a 44' landscaped rear garden. The property is also fully double glazed, there are high-ceilings and gas central heating.

The accommodation comprises two double bedrooms, a spacious landing with fitted storage, a modern four-piece bathroom suite with corner bath & free-standing cubicle, a double reception room with understairs storage and a contemporary fitted kitchen with garden access. Externally, the garden boasts a large deck, a low-maintenance artificial lawn and a garden shed built on a concrete stand.

Furthermore, this property is located a short distance away from Croydon town centre with its vast array of shops, bars & restaurants, it sits within an easy reach of several local parks and has a number of local gyms nearby. In our opinion, this property would make an ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		