



FOLKLANDS

CHURCHILL ROAD, SOUTH CROYDON
GUIDE PRICE £495,000

















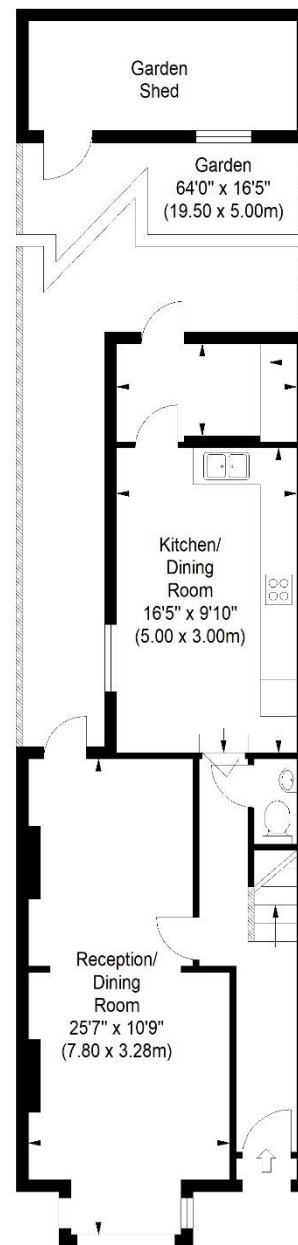


Churchill Road

Approximate Gross Internal Area

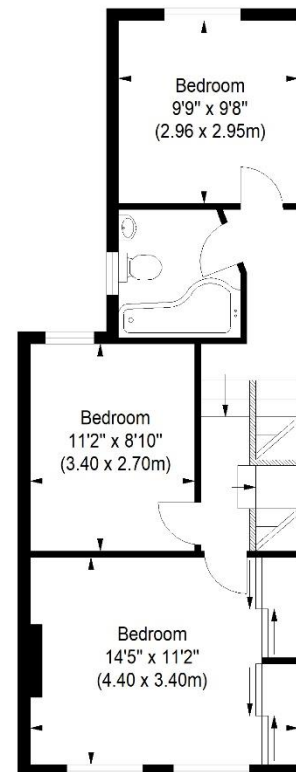
1356 sq ft / 126.04 sq m

(Excluding Garden Shed)

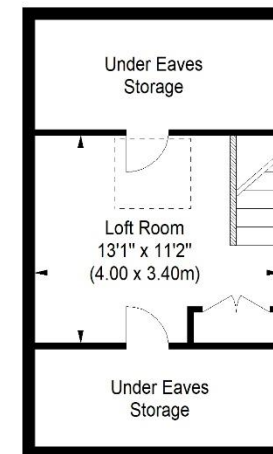


Ground Floor

Utility Room
9'10" x 4'11"
(3.00 x 1.50m)



First Floor



Second Floor

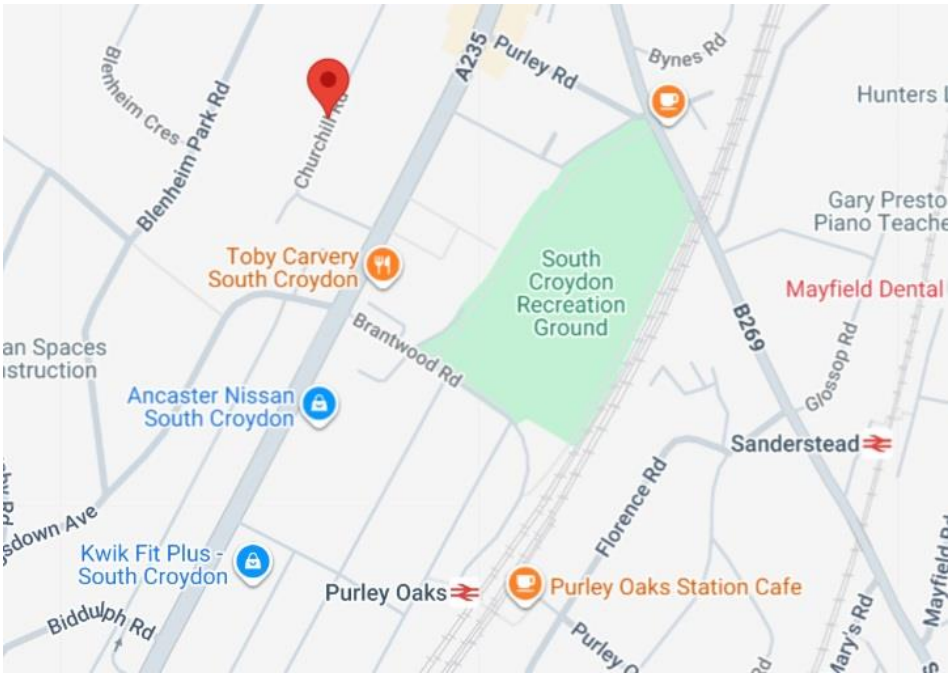
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ BONUS LOFT ROOM
- ❖ FIRST FLOOR BATHROOM + DOWNSTAIRS WC
- ❖ LARGE PRIVATE REAR GARDEN
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 16'5 KITCHEN/DINING ROOM
- ❖ EPC EER E



A well-presented three double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.3 miles from both Purley Oaks train & Sanderstead train stations; collectively providing excellent commuting routes.

This larger than average home benefits from hard flooring throughout, it is fully double glazed and has gas central heating. The property also benefits from a downstairs WC; there is side access and a separate utility room. Externally, the garden extends to 64' and features a patio, shrub border & large lawn.

The accommodation comprises a full-width main bedroom with a full range of wardrobes, two further double bedrooms, a stylish three-piece family bathroom with shower over-bath, a bonus loft-room with skylight & ample eaves storage, a bay-fronted living room with feature fireplace, a dining room with direct garden access, a kitchen/dining room with an excellent range of kitchen units and a separate utility room that leads through to the rear garden.

Furthermore, this property sits moments away from a wide range of local conveniences, a number of bus routes to both Croydon & Purley town centres and a short walk from the local park.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |