

FOLKLANDS

BIRDHURST ROAD, SOUTH CROYDON

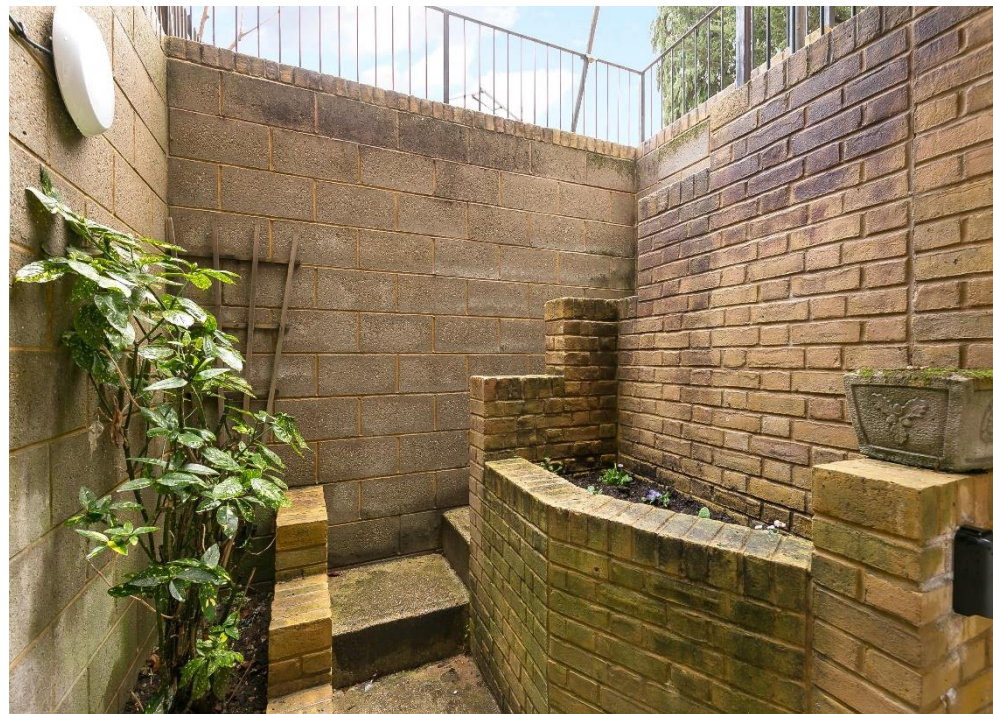
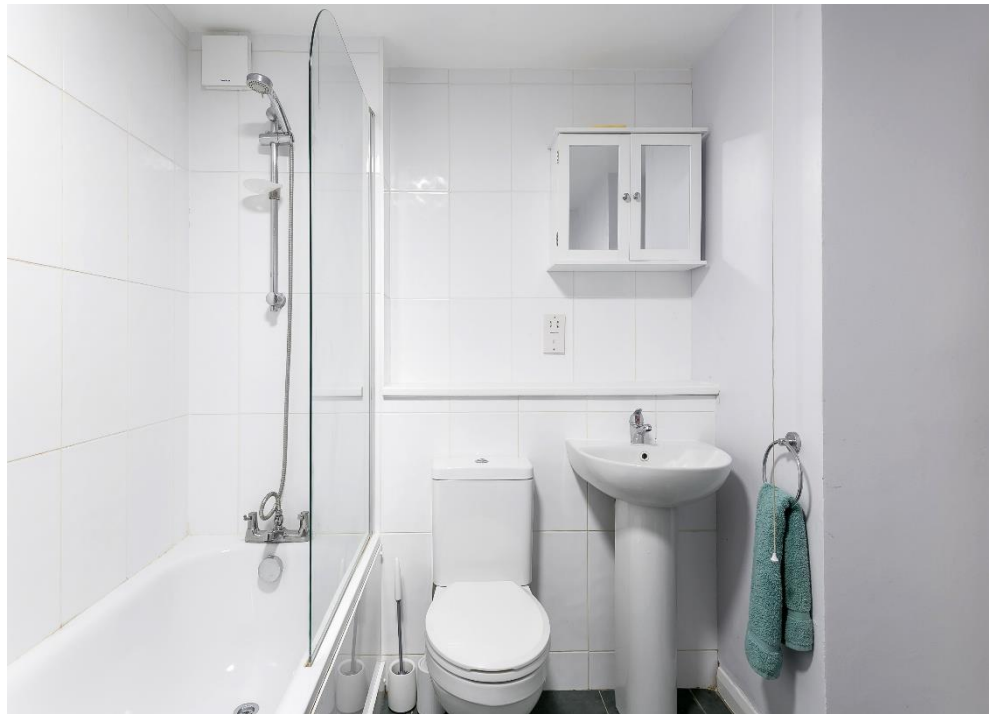
GUIDE PRICE £235,000

BIRDHURST
RISE











Birdhurst Rise

Approximate Gross Internal Area
758 sq ft / 70.42 sq m

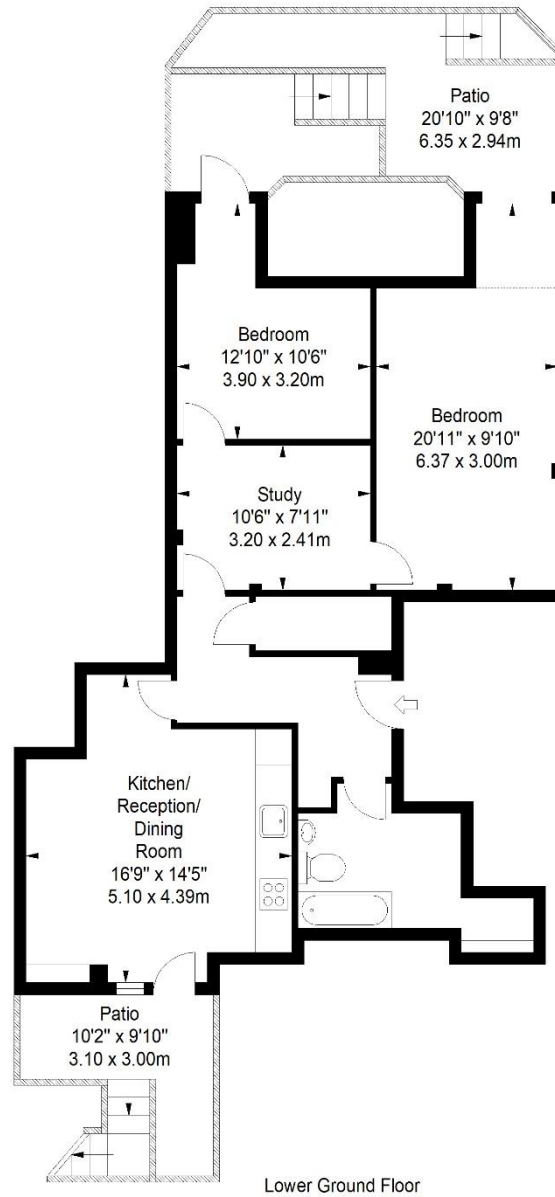


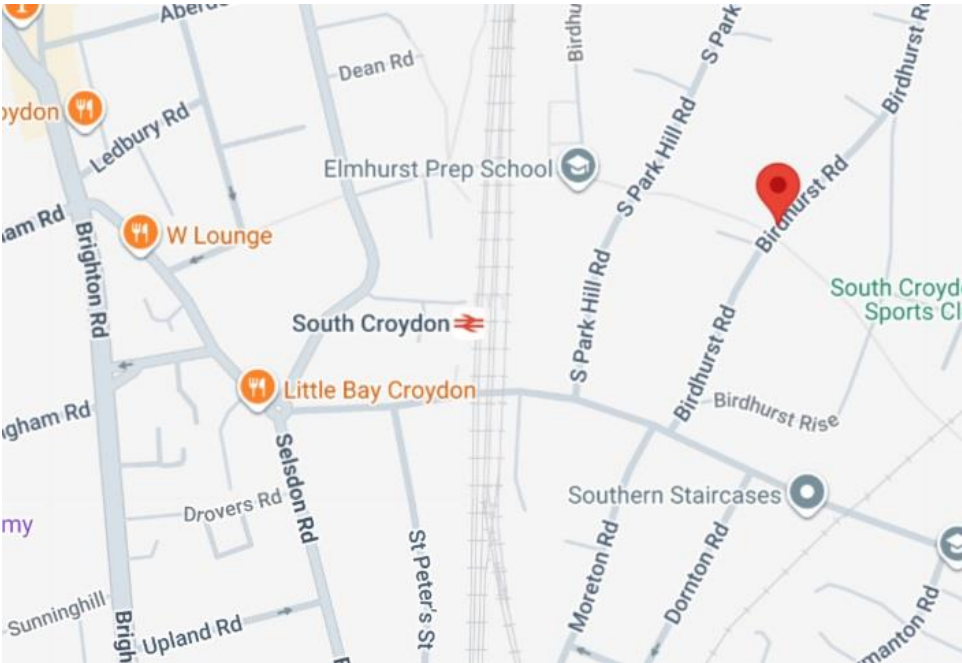
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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 BEDROOM FLAT
- ❖ LOWER GROUND FLOOR
- ❖ ULTRA LONG LEASE WITH CIRCA 950 YEARS
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ OFF-ROAD PARKING FOR ONE CAR
- ❖ CHAIN FREE
- ❖ DESIRABLE RESIDENTIAL ROAD
- ❖ PRIVATE PATIO SPACE
- ❖ EPC EER D



**** Chain Free **** A smartly presented two-bedroom lower ground floor flat, situated within this highly desirable residential road, conveniently located only 0.2 miles from South Croydon train station & 0.3 miles from Lloyd Park Tram stop.

Forming part of this impressive detached Victorian building, this spacious property offers a flexible accommodation, it has gas central heating and is fully double glazed. The property also offers an ultra-long lease with circa 950 years balance; it has off-road parking for one car and benefits from a private patio space.

The accommodation comprises a particularly spacious main bedroom, a further double bedroom, a study/living space, ample hallway storage, a modern three-piece bathroom suite with shower over-bath and a 16'9 x 14'5 kitchen/reception room with stylish fitted kitchen.

Furthermore, this property sits within an easy reach of the open green spaces of Lloyd Park, Park Hill Park & Croham Hurst Woods, and is a short distance to a wide range of shops, cafes & restaurants in South Croydon. An early appointment to view is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		