

FOLKLANDS



WADDON ROAD, CROYDON

GUIDE PRICE £475,000

















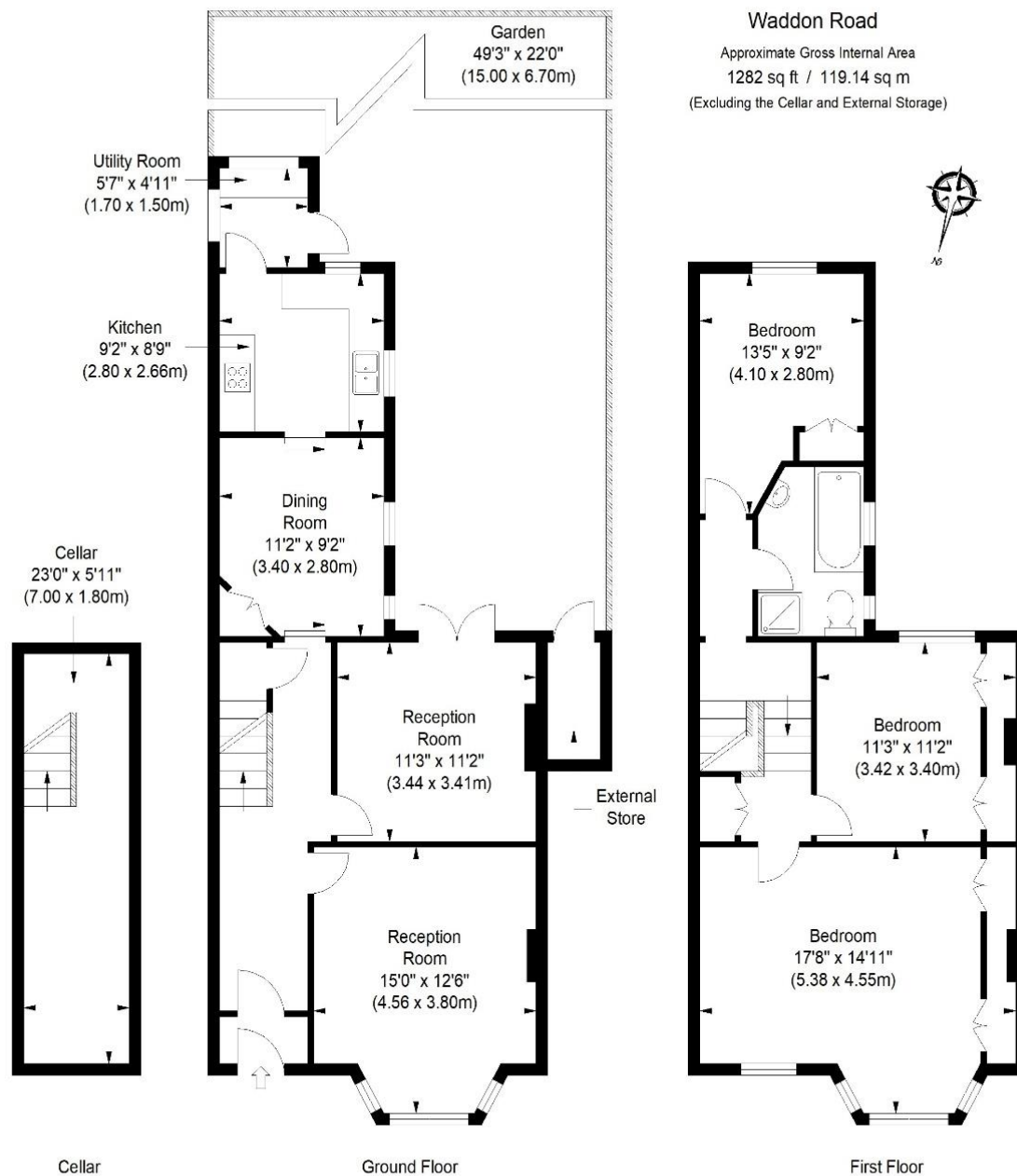


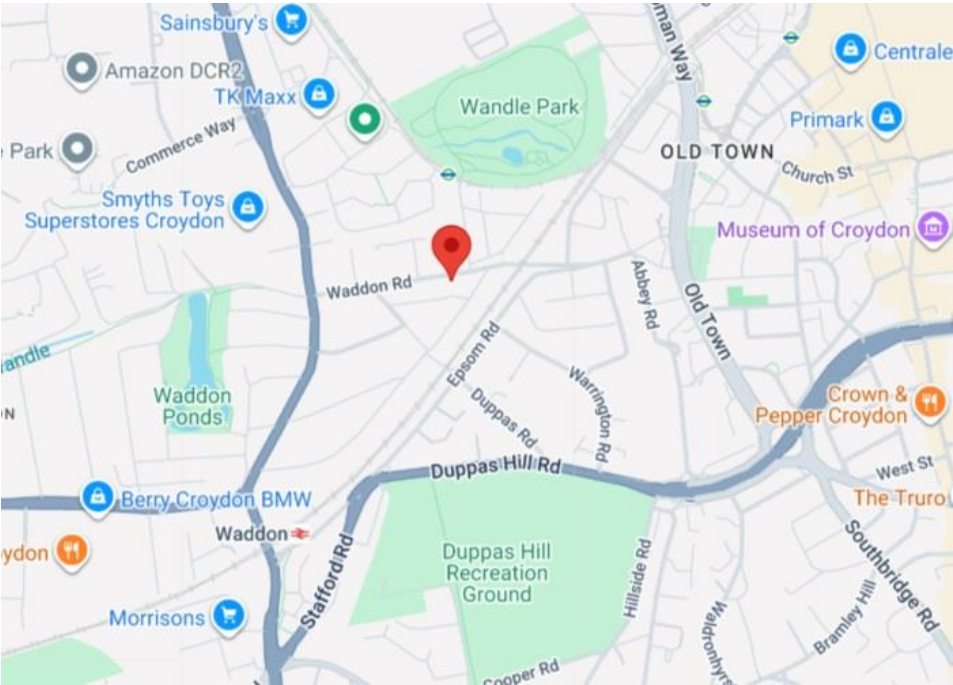
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

- ❖ THREE DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ 1282 SQFT + CELLAR
- ❖ OFF-ROAD PARKING TO THE REAR FOR TWO CARS
- ❖ SOUTH FACING REAR GARDEN
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ 0.1 MILES FROM WANDLE PARK TRAM STOP
- ❖ SCOPE TO RENOVATE
- ❖ THREE RECEPTION ROOMS
- ❖ EPC EERE



**** Chain Free **** A larger than average three-bedroom semi-detached house situated within this popular residential area, conveniently located only 0.3 miles from Waddon train station (which provides direct services to both London Bridge & London Victoria), 0.1 miles from Wandle Park Tram stop and nearby the open green spaces of both Duppas Hill & Wandle Park.

This bright & spacious home boasts large rooms, high ceilings, and with lots of fitted cupboards and a large cellar there is excellent storage. Externally, there is side access, a south facing rear garden and off-road parking for two cars via the rear lane. With such a large loft space, this house will also lend itself well to being loft extended (Subject to the usual permissions).

The accommodation to the first floor comprises a 17'8 bay-fronted main bedroom with a full range of wardrobes, a further double bedroom also with a full range of wardrobes, a third bedroom with a fitted wardrobe cupboard, a four-piece bathroom suite with separate shower cubicle and a generous landing with fitted cupboard & loft access. To the ground floor there is a porch entrance with a large entrance hall, a smartly decorated bay-fronted living room with feature fireplace, a second reception room with feature fireplace & patio doors, access to the cellar storage, a dining room and a fully fitted kitchen with additional utility room. The garden extends to 49' and enjoys a south facing aspect.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also a short distance from the local gym & swimming pool complex and within the catchment of several well regarded primary & secondary school. We feel that this property will make an excellent family home and lend itself to a buyer who wants to make their own mark on a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		