

FOLKLANDS



LANCING ROAD, CROYDON

GUIDE PRICE £399,950











GROSS INTERNAL AREA (GIA)
The footprint of the property
97.51 sqm / 1049.59 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
89.27 sqm / 960.89 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 96.58 sqm / 1039.58 sqft
IPMS 3C RESIDENTIAL 90.04 sqm / 969.18 sqft

SPEC ID: 5f1ec3e487c2fo0a3e923471

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ FIRST FLOOR BATHROOM & DOWN STAIRS WC
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 51' PRIVATE REAR GARDEN
- ❖ NO ONWARD CHAIN
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ LARGE DOUBLE RECEPTION
- ❖ 12'10 X 10'7 FITTED KITCHEN
- ❖ GARDEN ROOM
- ❖ EPC EER D

**** Chain free **** A well-presented three-bedroom terrace house, situated within this popular residential road, conveniently located only 0.3 miles from the local tram stop and roughly one mile from both West Croydon & Thornton Heath train stations.

This spacious home benefits from ample living space, a down-stairs WC, a large garden room at the back of the garden (Ideal for a gym or children's playroom) and boasts a first-floor family bathroom.

The accommodation comprises a large full-width master bedroom, two further bedrooms, a three-piece family bathroom suite, an open-plan double reception room, a down-stairs WC, and a 12'10 x 10'7 modern fitted kitchen. Externally the garden extends to 51' and enjoys a Westerly aspect, perfect for the afternoon sun.

Furthermore, this property is located nearby to a plethora of large retail stores, and within walking distance of the open expanses of Mitcham common. In our opinion, this property would make an excellent family home.

