

# FOLKLANDS



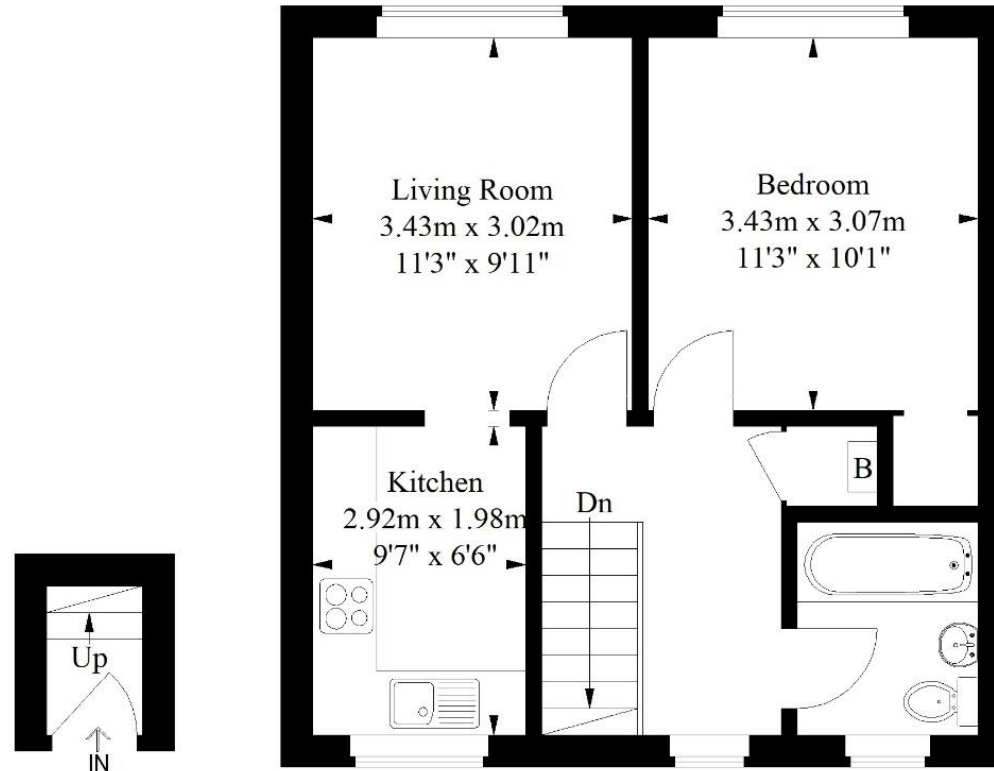
DARMAINE CLOSE, SOUTH CROYDON  
GUIDE PRICE £195,000





# Darmaine Close, South Croydon

Approximate Gross Internal Area  
42.2 sq m / 454 sq ft



**Ground Floor**  
1.3 sq m / 14 sq ft

**First Floor**  
40.9 sq m / 440 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ ONE BEDROOM MAISONETTE
- ❖ FIRST FLOOR
- ❖ CHAIN FREE
- ❖ REQUIRES A FULL REFURBISHMENT
- ❖ GATED MEWS LOCATION
- ❖ SHARE OF FREEHOLD
- ❖ ALLOCATED PARKING SPACE
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EPC EER E

**\*\* Requiring a Full Refurbishment \*\*** A one double bedroom first floor maisonette situated within this gated mews development, conveniently located only 0.3 miles from Sanderstead train station and 0.4 miles from Purley Oaks train station.

This property is offered to the market as chain free and boasts a share of freehold, a private entrance and an allocated parking space.

The accommodation comprises one double bedroom with a walk-in wardrobe cupboard, a three-piece bathroom suite, loft storage space, a spacious living room, and a separate kitchen.

Furthermore, this property is located only moments away from an array of local conveniences, it is nearby several bus routes, and within an easy reach of both Purley & Croydon town centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		