

FOLKLANDS



THANK YOU **NHS** AND **KEY WORKERS**
More PPE, More Tests, Fair Pay & Conditions
A CONSTRUCTIVE FUTURE TOGETHER

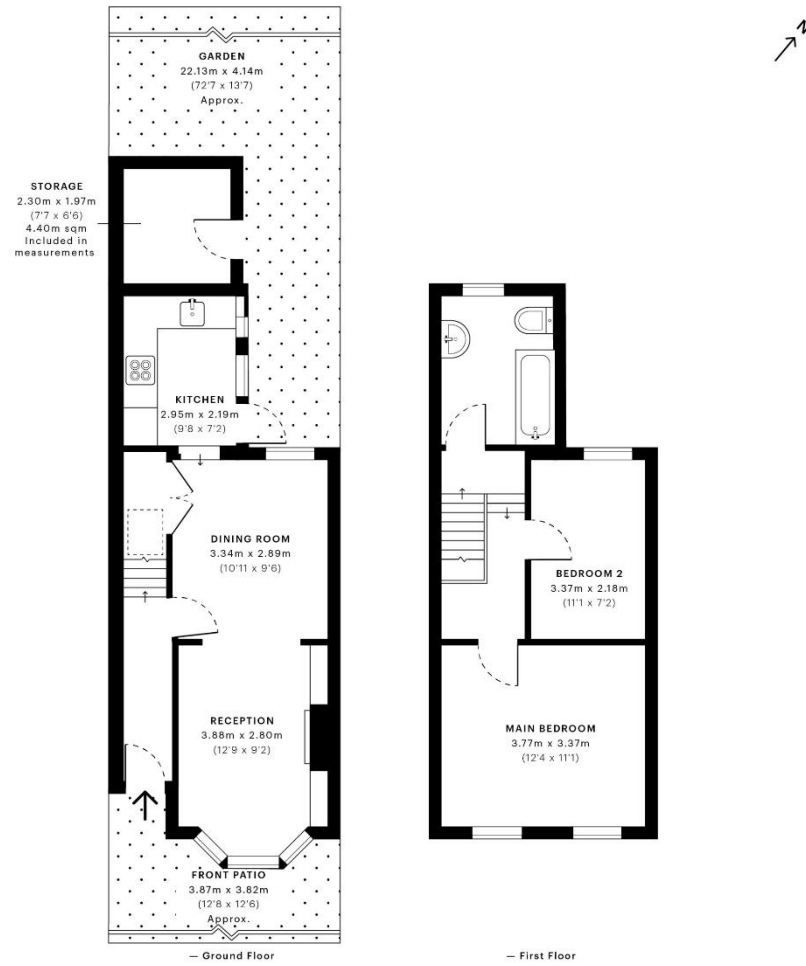
EDWARD ROAD, CROYDON
GUIDE PRICE £380,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
68.73 sqm / 739.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
64.63 sqm / 695.67 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.87 sqm / 9.36 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 67.65 sqm / 728.18 sqft
IPMS 3C RESIDENTIAL 65.20 sqm / 701.81 sqft

SPEC ID: 6061dfa81f0fc0dd112cc2c

- ❖ TWO DOUBLE BEDROOM
- ❖ PERIOD TERRACE HOUSE
- ❖ SUPERBLY PRESENTED
- ❖ STYLISH NEW KITCHEN
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ 73' PRIVATE REAR GARDEN
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ SPACIOUS FIRST FLOOR BATHROOM
- ❖ EPC EER D



A spacious two double bedroom terrace house situated within this quiet residential road, conveniently located 0.8 miles from both East Croydon & Norwood Junction train stations and 0.6 miles from Addiscombe tram stop.

Having been tastefully improved by the current owners, this smartly presented home enjoys excellent décor throughout, has a contemporary fitted kitchen, and benefits from an extended utility/storeroom. Additionally, there is a 73' rear garden and with a full landing this house offers excellent scope to loft extend (stpp).

The accommodation comprises two double bedrooms, a large first floor bathroom, a double bay-fronted reception room with feature fireplace & fitted cabinets, ample under-stairs storage, a recently re-fitted kitchen, a versatile storeroom with utility space, and a landscaped rear garden with ample entertainment space.

Furthermore, this property sits less than a mile from the popular Box Park complex and the plethora of shops on offer in Croydon town centre, along with being a short walk from Addiscombe high street which boasts a wide range of shops, cafes and supermarkets. In our opinion this property would make an ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

