

# FOLKLANDS



REES GARDENS, ADDISCOMBE

GUIDE PRICE £320,000

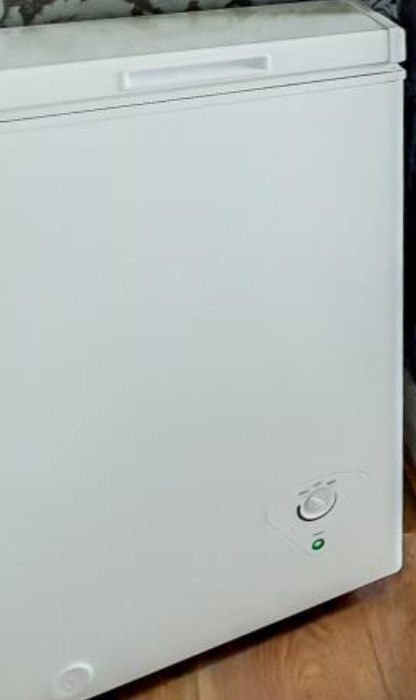








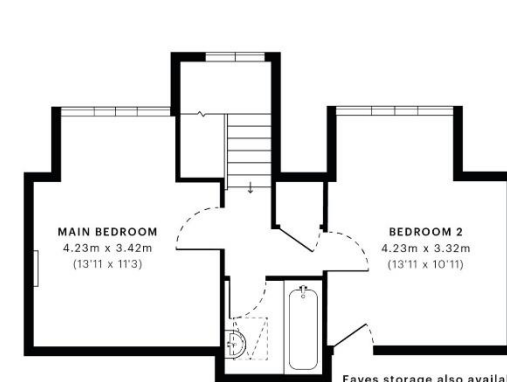
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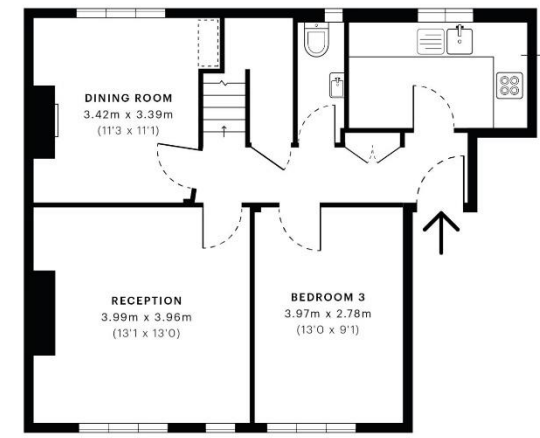






Eaves storage also available, not measured during survey, and excluded from measurements.

— Second Floor



— First Floor

 <b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 92.82 sqm / 999.11 sqft	 <b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes washrooms, restricted head height 84.56 sqm / 910.20 sqft	 <b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	 <b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8 m 0.38 sqm / 4.09 sqft
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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 89.42 sqm / 962.51 sqft  
IPMS 3C RESIDENTIAL 85.94 sqm / 925.05 sqft

spec id: 615add26df6ec70dd4cc6141

- ❖ THREE DOUBLE BEDROOMS
- ❖ FIRST & SECOND FLOOR FLAT
- ❖ TWO RECEPTION ROOMS
- ❖ 999 SQFT OF FLOOR SPACE
- ❖ LOW MAINTENANCE CHARGE
- ❖ DOUBLE GLAZED & GAS CENTRAL HEATING
- ❖ LARGE COMMUNAL GARDENS
- ❖ 0.6 MILES FROM NORWOOD JUNCTION
- ❖ ONE MILE FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER D



A well-presented three double bedroom split level maisonette, situated within this quiet residential road, conveniently located only 0.6 miles from Norwood Junction and approximately one mile from East Croydon train station.

This bright and spacious property offers 999 sqft of floor space, is fully double glazed, has gas central heating, and boasts ample storage space. Externally residents benefit from a large communal garden.

The accommodation comprises three double bedrooms, a large living room, a separate dining room/home office/bedroom four, a separate fitted kitchen with white high-gloss units & metro tiles, a modern bathroom suite, and a separate WC.

Furthermore, this property sits within walking distance of Ashburton Park, Brickfield Meadow, and the locals favourite South Norwood country park. There are several well regarded schools nearby and the plethora of shops & cafes on Addiscombe high street are within easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	75   C
39-54	E		
21-38	F		
1-20	G		