

FOLKLANDS

JARVIS ROAD, SOUTH CROYDON
GUIDE PRICE £400,000



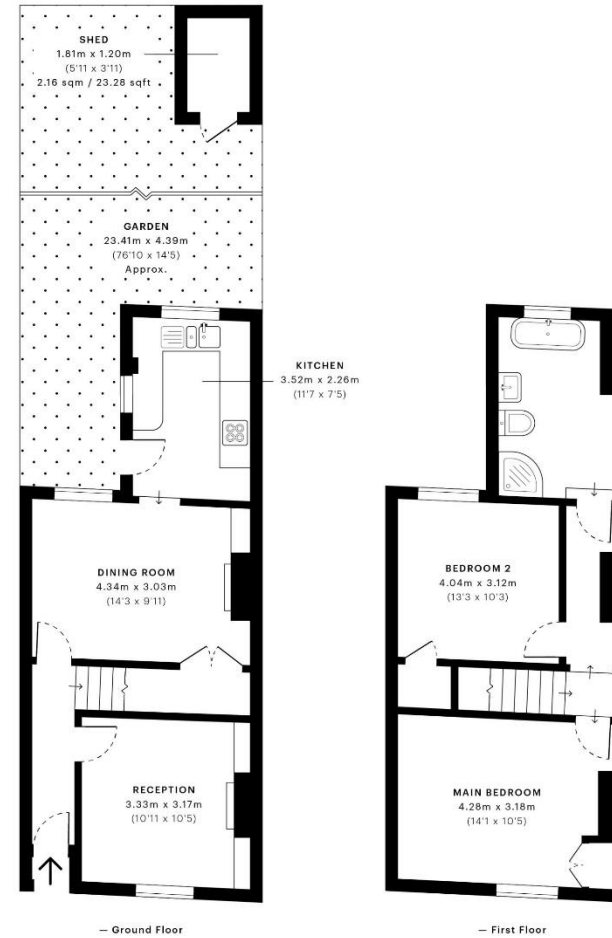












GROSS INTERNAL AREA (GIA)
The footprint of the property
76.58 sqm / 824.30 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
69.18 sqm / 744.65 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 73.72 sqm / 793.52 sqft
IPMS 3C RESIDENTIAL 69.73 sqm / 750.57 sqft

spec id: 5f730635b6b3ef0da7b98f8ed

- ❖ TWO DOUBLE BEDROOMS
- ❖ TERRACE HOUSE
- ❖ 76' PRIVATE REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ FOUR PIECE FIRST FLOOR BATHROOM
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE LOFT SPACE AND AMPLE FITTED STORAGE
- ❖ EPC RATED

A superbly presented two double bedroom terrace house, situated within this popular residential road, conveniently located only 0.4 miles from South Croydon train station and 0.6 miles from Sanderstead train station.

This bright and airy home enjoys excellent décor, is fully double glazed, and features stripped floorboards throughout the reception rooms, two feature fireplaces and ample fitted storage.

The accommodation comprises a reception room with bespoke fitted cabinets & shelving, a full-width dining room with under-stair storage, a modern fitted kitchen, a master bedroom with a fitted wardrobe cupboard, a second double bedroom, a stylish four piece bathroom suite with free-standing bath & separate shower cubicle, and a large loft space. Externally, this home boasts a 76' private rear garden with a large lawn and two patio areas situated at the front and rear of the garden.

Furthermore, this property enjoys easy access to a wide range of local bus routes, sits a short distance from a good selection of local shops, cafe's & restaurants and is within half a mile from a number of well regarded primary schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		