

FOLKLANDS



WADDON ROAD, CROYDON

GUIDE PRICE £300,000

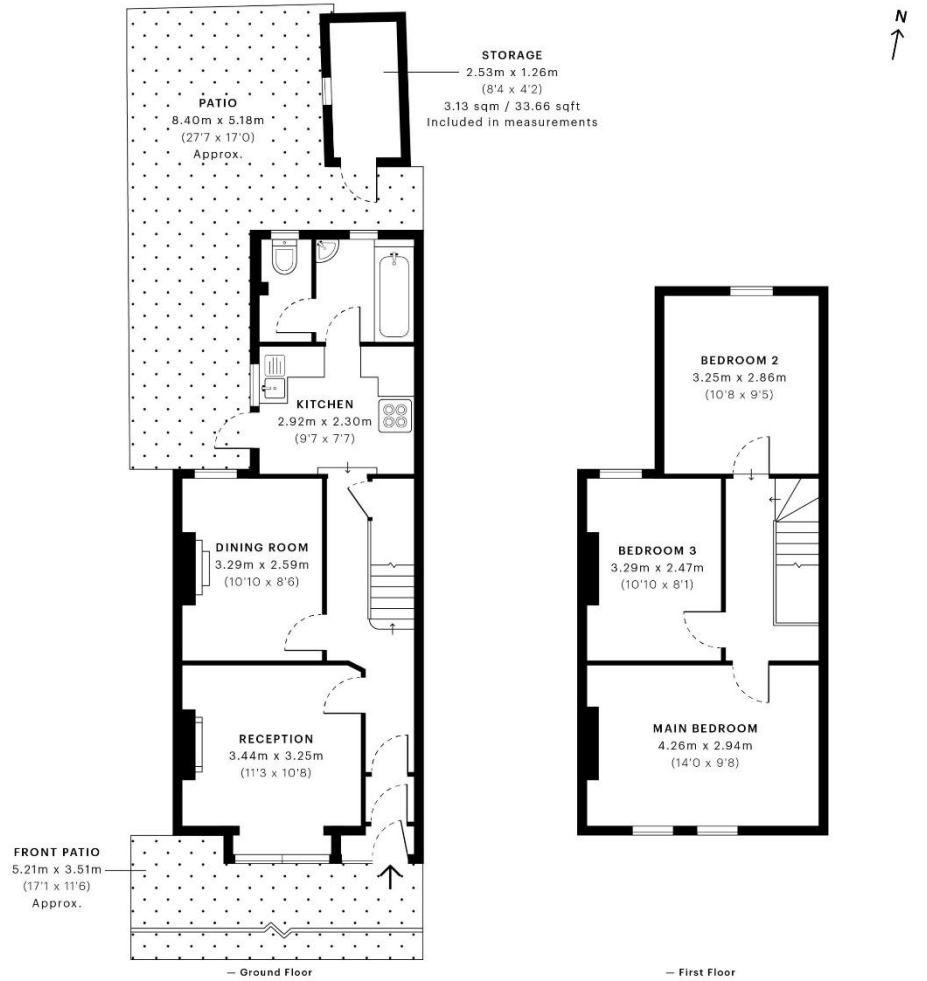












**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
80.58 sqm / 867.36 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
70.83 sqm / 762.41 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
3.13 sqm / 33.69 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 78.01 sqm / 839.69 sqft  
IPMS 3C RESIDENTIAL 74.72 sqm / 804.28 sqft

SPEC ID: 62d027275538dd0dd87fa099

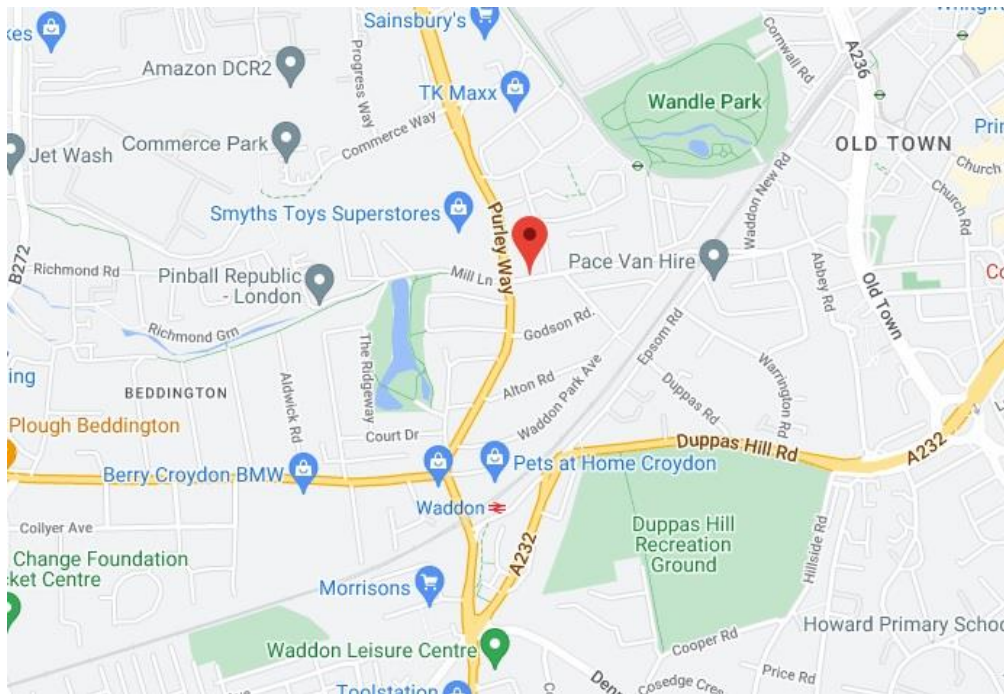
- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ REQUIRES FULL RENOVATION
- ❖ PATIO GARDEN
- ❖ SCOPE TO CREATE OFF-ROAD PARKING (SUBJECT TO PERMISSION)
- ❖ TWO RECEPTION ROOMS
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ NEARBY WANDLE PARK
- ❖ LARGE LOFT SPACE
- ❖ EPC EER G

**\*\* Full Renovation Required \*\*** A three-bedroom semi-detached house situated on the outskirts of Croydon town centre, conveniently located only 0.3 miles from Waddon train station and nearby the local Tram stop.

The property features side access, scope to create off-road parking (subject to permissions), and a private patio garden.

The accommodation comprises three bedrooms, a large loft space, two separate reception rooms, a kitchen, and a downstairs bathroom.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the newly opened Aldi & Lidl stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8   G	