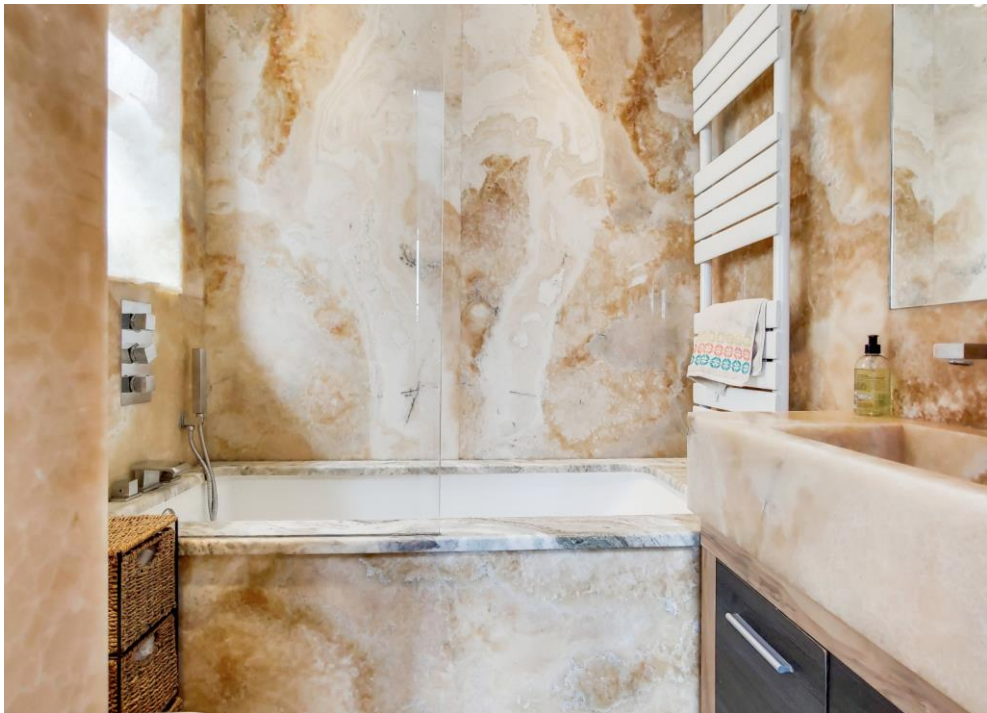


FOLKLANDS



WADDON WAY, CROYDON

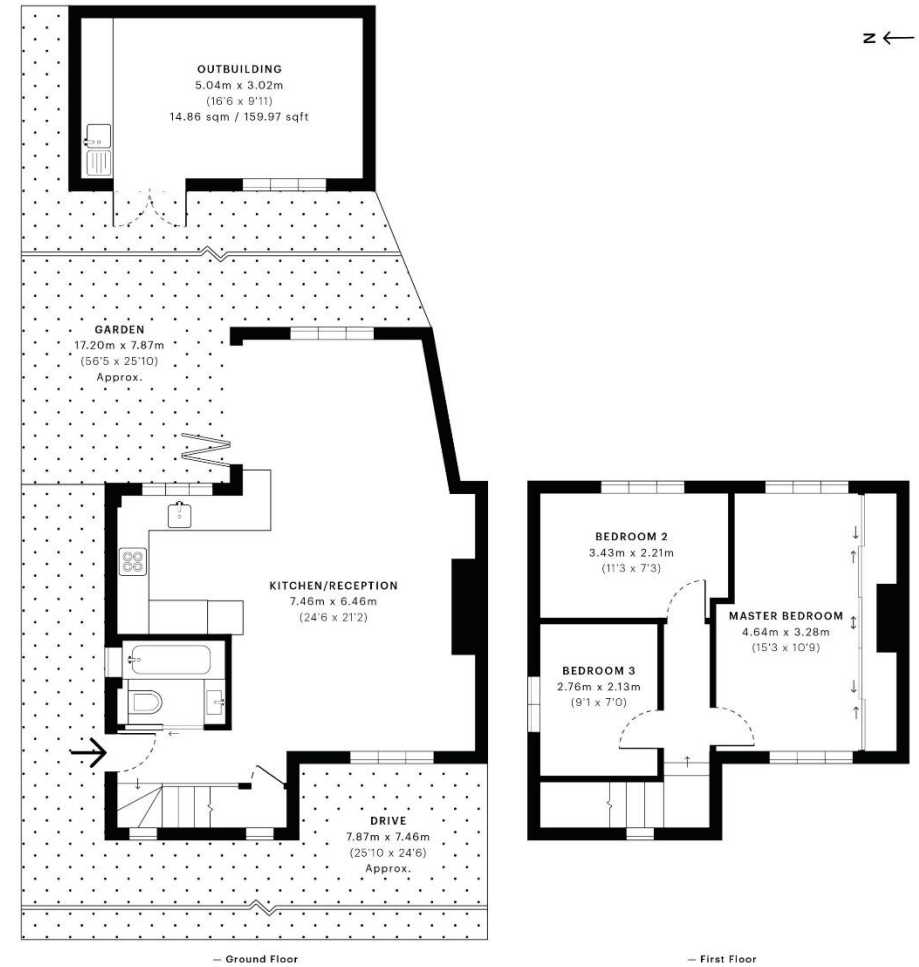
GUIDE PRICE £435,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
93.34 sqm / 1004.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
87.15 sqm / 938.07 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 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 91.24 sqm / 982.10 sqft
IPMS 3C RESIDENTIAL 88.96 sqm / 957.56 sqft

spec id: 5efe22fd0c61400a0d9480e3

- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ BEAUTIFULLY REFURBISHED THROUGHOUT
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ GARDEN BUILDING (GYM/OFFICE)
- ❖ STUNNING 56' PRIVATE REAR GARDEN
- ❖ OVER LOOKING PARKLAND & SIDE ACCESS
- ❖ 0.8 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM WADDON TRAIN STATION
- ❖ EPC EER E

A beautifully presented three-bedroom semi-detached house, with open views over Purley Way playing fields, and conveniently located 0.6 miles from Waddon train station and 0.8 miles from South Croydon train station, which collectively offer frequent services to both London Bridge & London Victoria stations.

This fully renovated home benefits from extended living space, an array of hard wood flooring & marble trimmings, it has a large garden room which would make an ideal gym or home office, there is side access, and a smartly landscaped 56' private rear garden.

The accommodation comprises master bedroom with a wide range of fitted wardrobes, two further bedrooms, ample loft storage space, an exquisite bathroom suite clad in marble, a stylish fitted kitchen with breakfast bar, and an extended open-plan lounge/dining room with bi-folding doors leading onto the rear garden.

Furthermore, this property sits moments away from the well-regarded Aerodrome primary academy and within close proximity to a number of other well respected primary & secondary schools, not to mention Whitgift Independent School which is 0.4 miles away. Along with the open green spaces of Purley Way playing fields being over the road, we feel this property would make an ideal family home.

