

FOLKLANDS



FAIRHOLME ROAD, WEST CROYDON

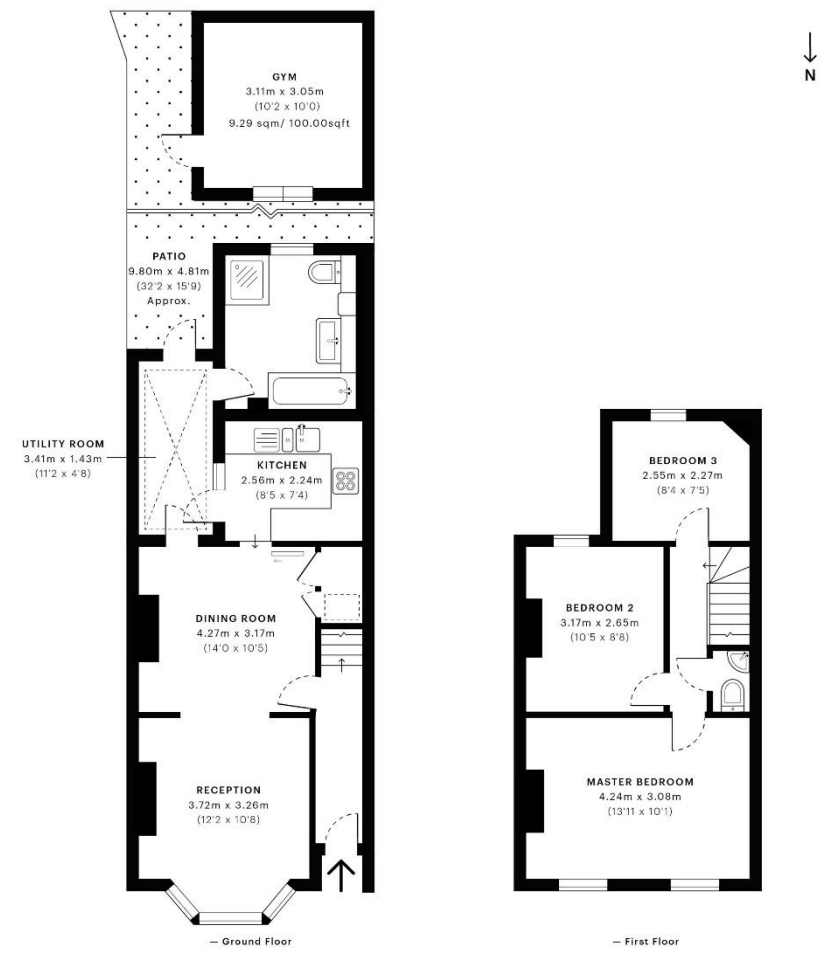
GUIDE PRICE £375,000











GROSS INTERNAL AREA (GIA) The footprint of the property.	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
90.2 Sqm / 971.2 Sqft	81.5 Sqm / 877.1 Sqft	0.0 Sqm / 0.0 Sqft	0.5 Sqm / 5.7 Sqft

spec **RICS**

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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: 87.3 Sqm / 940.0 Sqft
IPMS 3C RESIDENTIAL: 81.8 Sqm / 877.9 Sqft

SPEC ID: 5edf54542b3ce50a0dfb3bf5

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ LARGE GARDEN ROOM (IDEAL GYM/ OFFICE)
- ❖ STYLISH 4 PIECE BATHROOM
- ❖ PRIVATE REAR GARDEN
- ❖ UTILITY ROOM
- ❖ FIRST FLOOR WC
- ❖ EPC EER C

A well-presented three-bedroom terrace house situated within this popular residential road, conveniently located only 0.6 miles from West Croydon train station and 0.5 miles from the local tram stop.

This bright & airy home has been substantially improved by the present owners and boasts a large garden room which makes for the perfect gym or home office, a stylish four piece bathroom suite with separate shower cubicle & Jacuzzi bath, and a first floor WC.

The accommodation comprises three bedrooms, a large loft space with scope to extend STPP), a separate WC, a bay fronted living room, a large dining room with under-stairs storage, a separate fitted kitchen, an extended utility room, a beautiful bathroom suite, and a private rear garden.

Furthermore, this property sits moments away from a number of well-connected bus routes, and a short distance from several well-regarded primary schools, including the outstanding rated Chestnut Park Primary which was only built in recent years. In our opinion this property would make a wonderful home.

