

FOLKLANDS



BALLARDS WAY, CROYDON

GUIDE PRICE £500,000













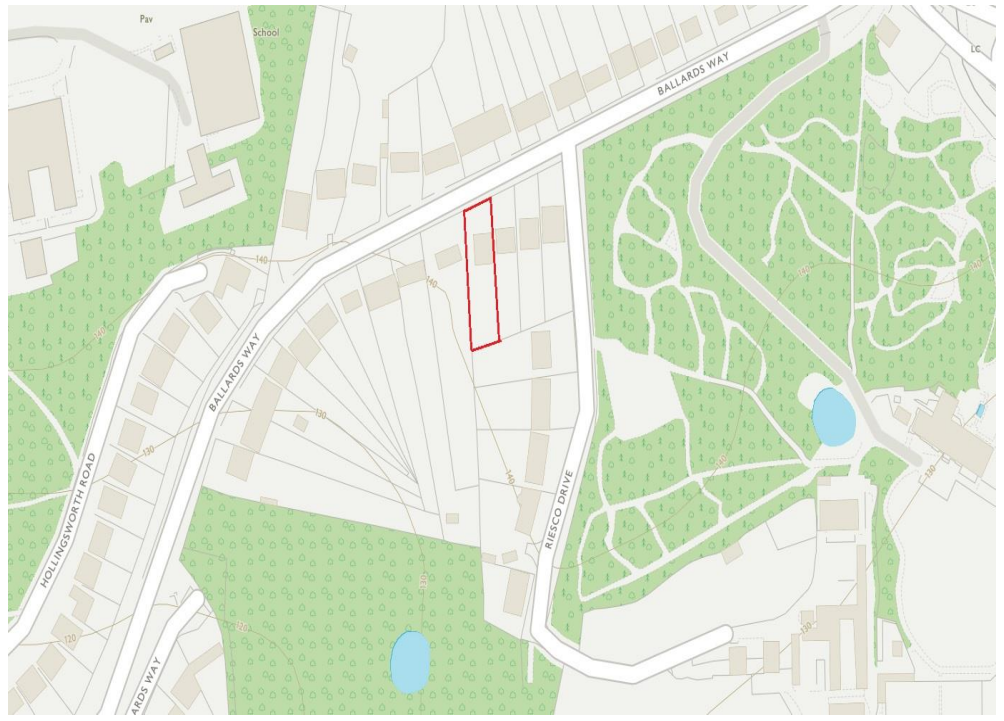




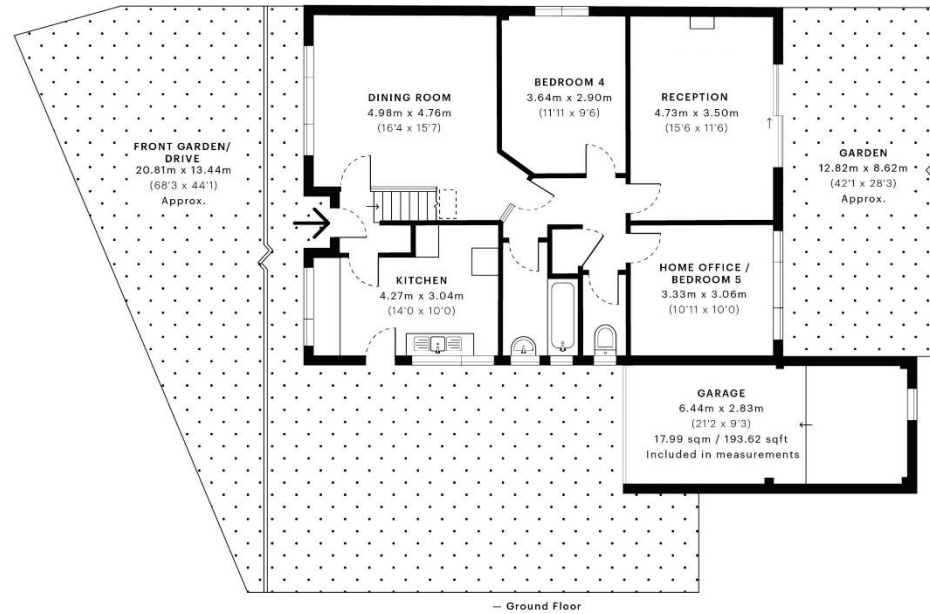
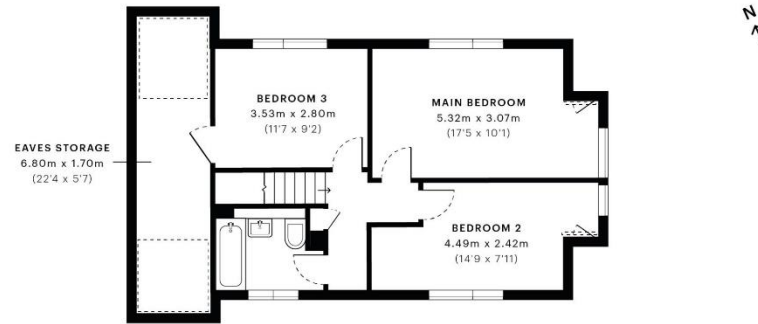












**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
163.30 sqm / 1757.75 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
153.54 sqm / 1652.69 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
7.33 sqm / 78.90 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 163.52 sqm / 1760.11 sqft  
IPMS 3C RESIDENTIAL 155.57 sqm / 1674.54 sqft

SPEC ID: 601d6c23ac3ca60de897f208

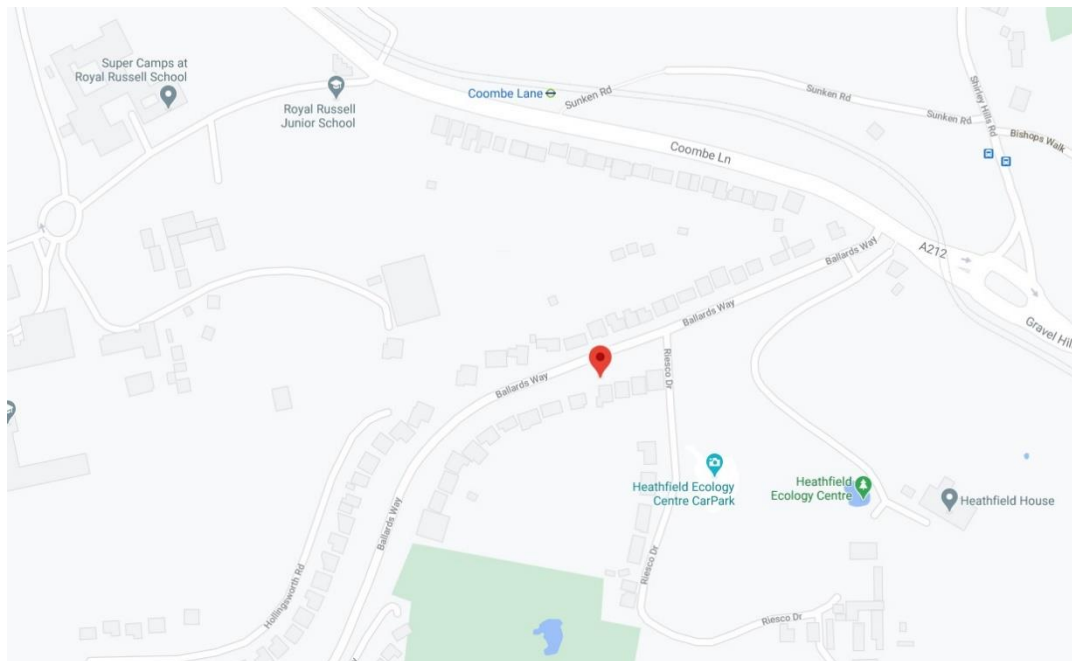


- ❖ FOUR BEDROOM DETACHED HOUSE
- ❖ THREE RECEPTION ROOMS
- ❖ TWO BATHROOM
- ❖ LARGE PLOT
- ❖ OFF ROAD PARKING
- ❖ SINGLE GARAGE
- ❖ DESIRABLE LOCATION
- ❖ SCOPE TO RENOVATE
- ❖ MOMENTS FROM COOMBE LANE TRAM STOP
- ❖ EPC EER E

**\*\* Chain Free \*\*** A bright & airy four-bedroom detached house situated within this popular residential area, and conveniently located within walking distance to the Coombe Lane Tram stop & the 130/ 466 Bus routes.

This bespoke home offers an abundance of floorspace and a flexible array of rooms to suit all needs. Although dated the property has been maintained and offers plenty of scope to renovate. Externally the property is set back from the road and enjoys ample frontage, and to the rear there is a level garden with steps down to a more rural section of garden. Whilst boasting a sizeable plot we feel that there is excellent scope to extend this property STPP.

The accommodation comprises three bedrooms to the first floor, two family bathroom suites (One on each floor), a further fourth bedroom to the ground floor, a 16' x 15' living room, a further spacious reception room with direct garden access, a separate 14' kitchen, and a home office/ bedroom five. To the side there is a connected single garage and parking for three cars on the driveway.



Furthermore, this property sits within a wonderfully green part of the borough with an abundance of open green spaces and woodland nearby to explore. There is a wide selection of local schools and collages nearby, with the well renowned Royal Russel just round the corner. In our opinion this property would make a fantastic family home and will appeal to a buyer who is wishing to modernise a home to their liking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		