

FOLKLANDS



CHELSHAM ROAD, SOUTH CROYDON

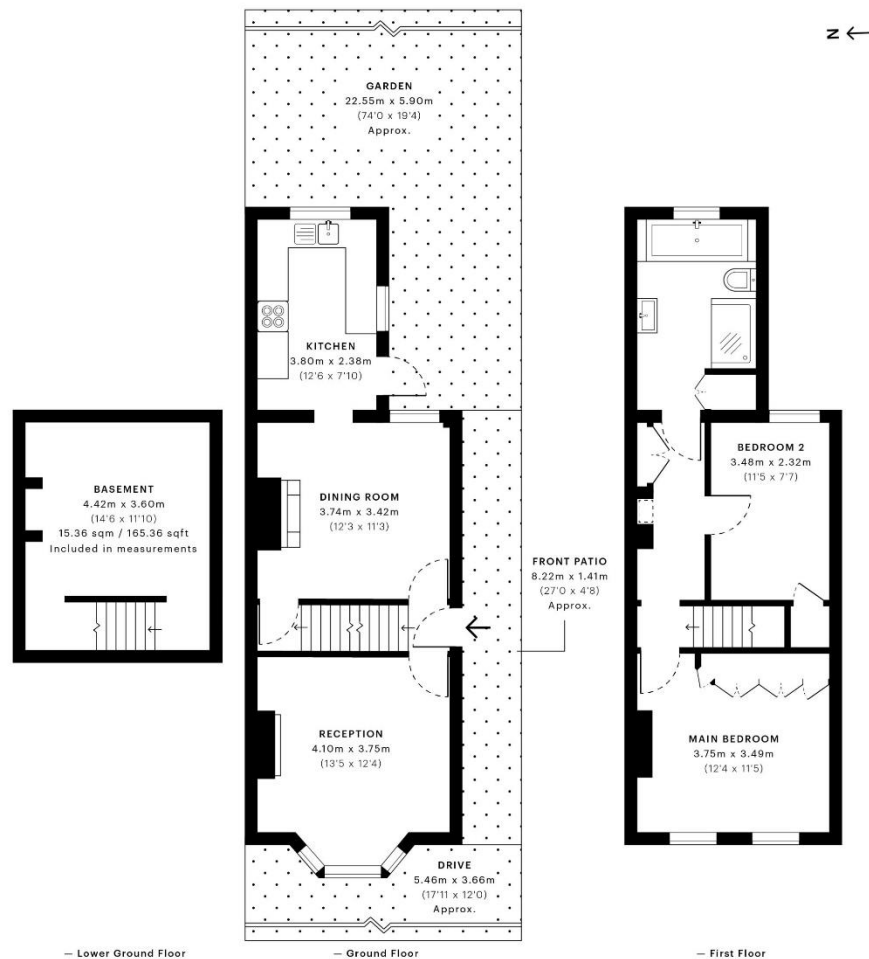
GUIDE PRICE £440,000











 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
95.44 sqm / 1027.31 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height.  
86.60 sqm / 932.15 sqft

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

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.19 sqm / 2.05 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 01.17 sqm / 981.35 sqft  
IPMS 3C RESIDENTIAL 87.47 sqm / 941.52 sqft

SPEC ID: 620bccac75b5fb0da68c88cf

- ❖ TWO DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ OFF STREET PARKING
- ❖ BASEMENT FOR EXCELLENT STORAGE
- ❖ LARGE GARDEN WITH SIDE ACCESS
- ❖ FOUR PIECE BATHROOM SUITE
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC EER E



A well-presented two doubled bedroom semi-detached house, situated within this popular residential road, conveniently located only 0.5 miles from both South Croydon & Sanderstead train stations, and nearby several local bus routes.

This bright & airy home benefits from a large basement which provides excellent storage (and scope to re-purpose), it has side access, and features off-road parking for one car. Additionally, this house is fully double-glazed and has gas central heating.

The accommodation comprises a full-width master bedroom with a large range of fitted wardrobes, a second double bedroom, ample loft & hallway storage space, a stylish four-piece bathroom suite with full size bath & walk-in shower cubicle, a bay-fronted living room with feature fireplace, a well-sized dining room with access to the basement, and a modern 12'6 fitted kitchen with garden access.

Externally, the house features a well-proportioned rear garden with a large patio, a well-tended lawn, wood-framed flower beds, and a raised flower-bed area which houses the shed.

Furthermore, this property sits moments away from a wide range of local shops, cafes & restaurants, making it a highly convenient location to live in.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 48   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |