

FOLKLANDS



BRAEMAR AVENUE, SOUTH CROYDON

GUIDE PRICE £435,000

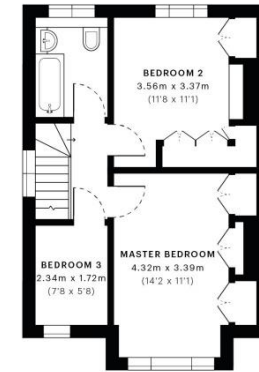
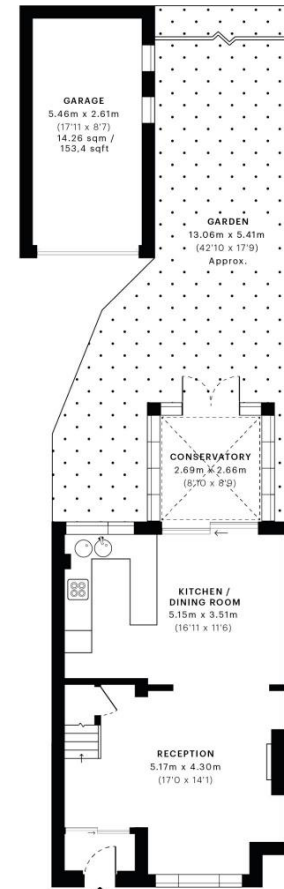












— Ground Floor

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
100.26 sqm / 1079.19 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
93.69 sqm / 1008.47 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 99.25 sqm / 1068.32 sqft
IPMS 3C RESIDENTIAL 95.86 sqm / 1031.83 sqft
SPEC ID 5eea39c3cd857d0a26bf540c

- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ PRIVATE GARAGE & SIDE ACCESS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ MOMENTS FROM SOUTH CROYDON RECREATION GROUND
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC EER E



A well-presented three-bedroom end-of-terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.2 miles from Sanderstead train station, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

This bright & airy home benefits from side access, a private garage, off road parking for two cars, and is fully double glazed. The present owners have responsibly maintained their home over the many years of being residents, along with many other improvements, they have replaced the roof in 2006, fully double glazed in 2012, and have recently upgraded the consumer unit earlier in 2020.

The accommodation comprises two double bedrooms each with a full range of fitted wardrobes, a single bedroom, a three piece fully tiled bathroom with shower over bath, a large loft space with scope to extend (STPP), an open-plan bay-fronted living room, a large kitchen/dining room with space for all four utilities, and a small conservatory extension with patio doors leading onto the paved West facing rear garden.

Furthermore, this property sits moments from the open green spaces of South Croydon recreation grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

