

FOLKLANDS



FAIRHOLME ROAD, WEST CROYDON

GUIDE PRICE £350,000

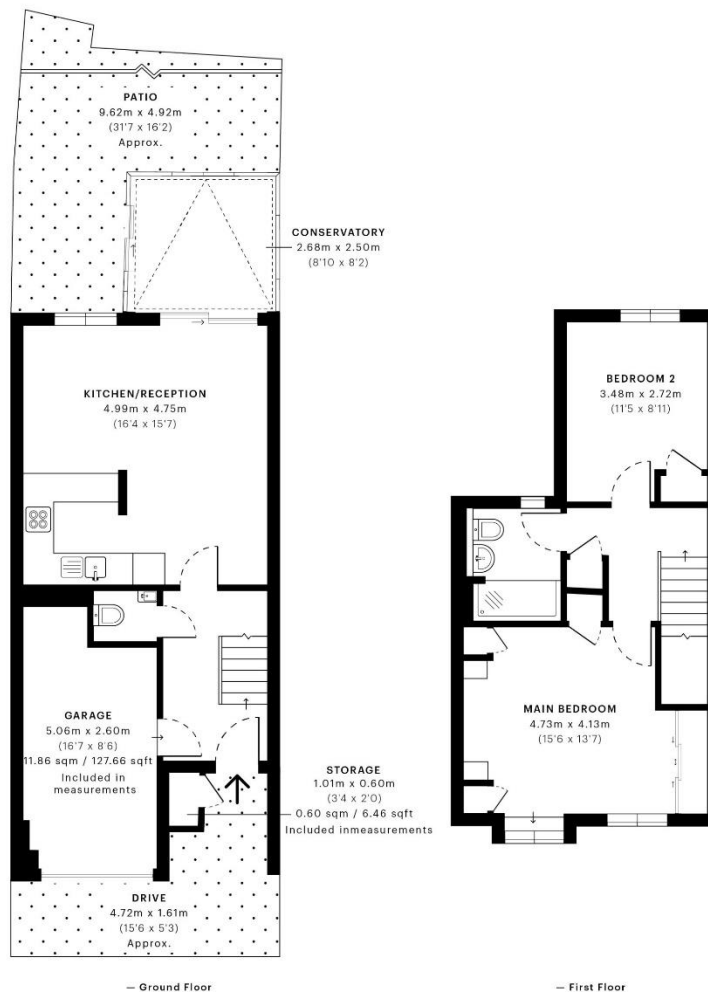












GROSS INTERNAL AREA (GIA)
The footprint of the property
91.37 sqm / 983.50 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
71.82 sqm / 773.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.60 sqm / 6.46 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 88.90 sqm / 956.91 sqft
IPMS 3C RESIDENTIAL 84.45 sqm / 909.01 sqft

spec id 62d17c275538dd0dd87fa14f

- ❖ TWO DOUBLE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ REQUIRES MODERNIZATION
- ❖ INTEGRAL GARAGE
- ❖ PRIVATE REAR GARDEN
- ❖ LARGE RECEPTION ROOM
- ❖ FIRST FLOOR BATHROOM & SEPARATE DOWNSTAIRS WC
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ CHAIN FREE
- ❖ EPC EER D

**** Chain Free ** Requires Modernization **** A spacious two-bedroom end of terrace house situated within this popular residential road, conveniently located 0.6 miles from West Croydon train station and moments from the numerous bus routes on London Road.

This bright & airy home benefits from an integral garage, gas central heating and it is fully double glazed. Additionally, there is scope to convert the garage or extend to the rear (STPP).

The accommodation comprises a 15'6 master bedroom with built-in wardrobes, a further double bedroom with a built-in wardrobe cupboard, a modern three-piece shower room with walk-in cubicle, a downstairs WC, a large open plan kitchen/ living room, and a small conservatory/ lean-to at the rear. Externally, the property boasts a well-maintained private rear garden which is mostly paved with a selection of flower beds.

Furthermore, this property sits moments away from an abundance of local conveniences and it is a short distance from several well-regarded primary schools, including the outstanding rated Chestnut Park Primary which was newly opened in recent years. In our opinion this property would make a wonderful home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		