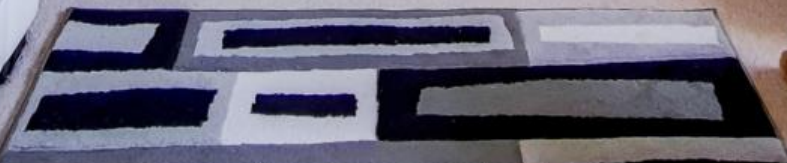


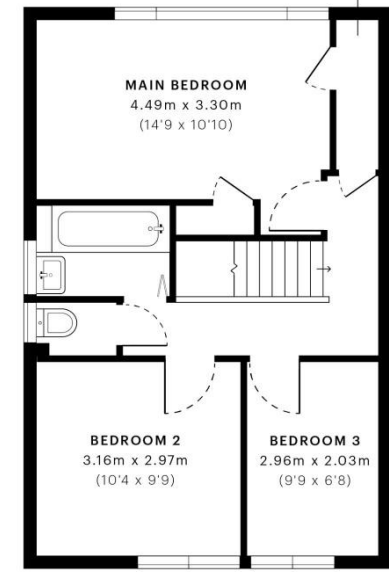
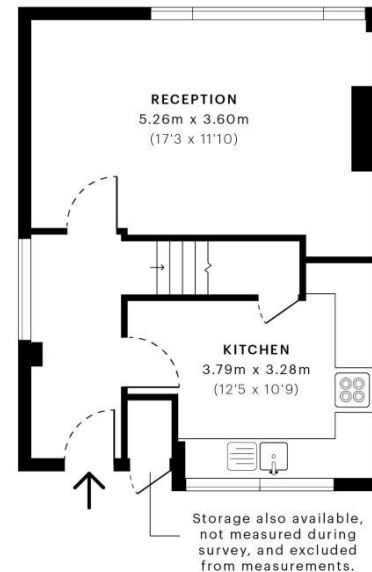
FOLKLANDS

ERICA GARDENS, CROYDON
GUIDE PRICE £270,000









— Ground Floor

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
76.12 sqm / 819.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
71.04 sqm / 764.67 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 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 74.77 sqm / 804.82 sqft
IPMS 3C RESIDENTIAL 72.13 sqm / 776.40 sqft

spec id: 627fa9dc3d109d0df2fd34be

- ❖ THREE BEDROOMS
- ❖ SPLIT LEVEL MAISONETTE
- ❖ DIRECT ACCESS TO COMMUNAL GARDEN
- ❖ OVER 800 SQFT OF FLOOR SPACE
- ❖ WELL PRESENTED
- ❖ NEWLY EXTENDED LONG LEASE
- ❖ WELL CONNECTED 198 BUS ROUTE
- ❖ CIRCA ONE MILE FROM WEST WICKHAM TRAIN STATION
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ EPC EER D

A smartly presented three-bedroom split level maisonette, situated within this tranquil location which backs onto woodland, and conveniently located moments from the 198 bus route which provides regular services to East Croydon train station, and approximately 1 mile from West Wickham train station.

This bright & airy property is fully double glazed, has gas central heating, and boasts ample storage space. Along with a sizeable kitchen and large living space, this property is offered with a newly extended lease.

The accommodation comprises three bedrooms, a modern bathroom suite with separate WC, a separate kitchen dining room, and a large 17' lounge/dining room. Externally, residents have access to a large communal lawn.

Furthermore, this property sits nearby the plethora of shops, cafes & restaurants on both Shirley and West Wickham high streets and is a short walk to several woods & open green spaces. In our opinion, this property would make an ideal first time buy or long-term investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		