

FOLKLANDS



CROHAM ROAD, SOUTH CROYDON

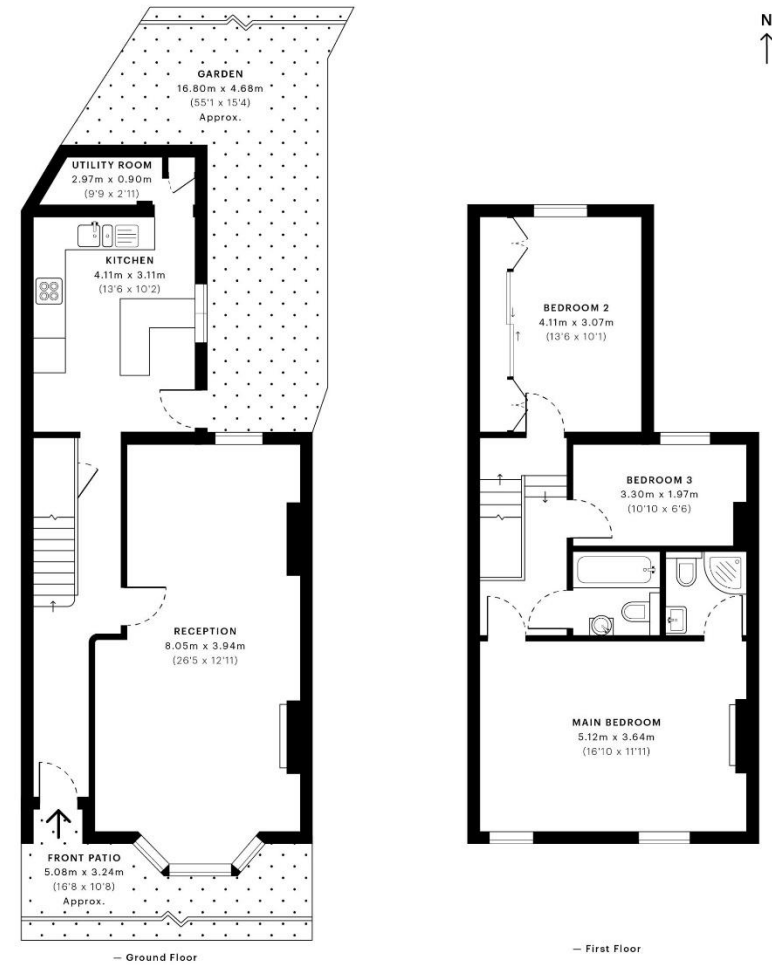
GUIDE PRICE £450,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
106.31 sqm / 1144.31 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height.
98.60 sqm / 1061.32 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 103.68 sqm / 1116.00 sqft
IPMS 3C RESIDENTIAL 98.76 sqm / 1063.04 sqft

SPEC ID: 5f904fdcfda28c070661824f

- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ 0.1 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ SUPERBLY PRESENTED
- ❖ TWO BATHROOMS
- ❖ 1144 SQFT
- ❖ EXCELLENT RECEPTION SPACE
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ KITCHEN/BREAKFAST ROOM WITH UTILITY
- ❖ EPC EER D

**** Chain Free **** A particularly spacious three double bedroom semi-detached house, situated within this ultra-convenient location, and only 0.1 miles from South Croydon train station, which provides direct services to London Bridge & London Victoria stations.

This bright & airy home enjoys good décor throughout, is fully double glazed, has side access, and boasts two bathrooms. Additionally, the house features high ceilings, bespoke internal doors and has a large fully boarded & insulated loft space which would make an excellent loft extension (STPP).

The accommodation to the first floor comprises master bedroom with a stylish en-suite shower room & feature fireplace, an exquisite fully tiled family bathroom suite, a further double bedroom with a full range of fitted wardrobe cupboards, and a third double bedroom. On the ground floor the house offers a large double reception room with a bay-window & gas fire place, a 13' modern kitchen/breakfast room, an under-stairs cupboard, a utility room with housing for a washing machine, dishwasher & combi-boiler, and steps up to a private rear garden.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter, and walking distance to the open green spaces of Lloyd park. In our opinion this property would make an excellent family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		