

FOLKLANDS

PURLEY OAKS ROAD, SOUTH CROYDON  
GUIDE PRICE £650,000

















GROSS INTERNAL AREA (GIA)  
The footprint of the property  
167.42 sqm / 1802.09 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
155.44 sqm / 1673.14 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9 m  
4.46 sqm / 48.01 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 164.69 sqm / 1772.71 sqft  
IPMS 3C RESIDENTIAL 157.54 sqm / 1695.75 sqft

SPEC ID 608419b6ff7927a0dc6102b35



- ❖ FOUR/FIVE BEDROOMS
- ❖ PERIOD SEMI-DETACHED HOUSE
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 1802 SQFT OF FLOOR SPACE
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ MOMENTS FROM PURLEY OAKS & SANDERSTEAD TRAIN STATIONS
- ❖ TWO BATHROOMS
- ❖ LARGE KITCHEN/DINING ROOM
- ❖ EPC EER D



A well presented four/five bedroom period semi-detached house situated within this popular residential road, conveniently located only moments from both Purley Oaks & Sanderstead train stations, which collectively offer direct services to London Bridge, London Victoria and St Pancras Int.

This spacious home boasts 1802 SQFT of floor space that is arranged over three natural floors, and benefits from side-access, has high ceilings, and is double glazed throughout.

The accommodation comprises four double bedrooms, bedroom five/study with ample eaves storage space, two modern bathroom suites, a bay-fronted living room with feature fireplace, a large kitchen/dining room with an abundance of storage & worksurface space, a second reception room to the rear with patio doors, and a sizeable rear garden with stone patio, lawn and raised entertainment deck.

Furthermore, this property sits moments away from an array of convenience stores, is nearby several local cafes/coffee shops, and is within walking distance of South Croydon Recreation Ground, the pretty Wettren Tree Gardens and Purley Beeches. Additionally, this home sits within the catchment of a number of well regarded primary & secondary schools, and in our opinion would make an excellent family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		