

FOLKLANDS



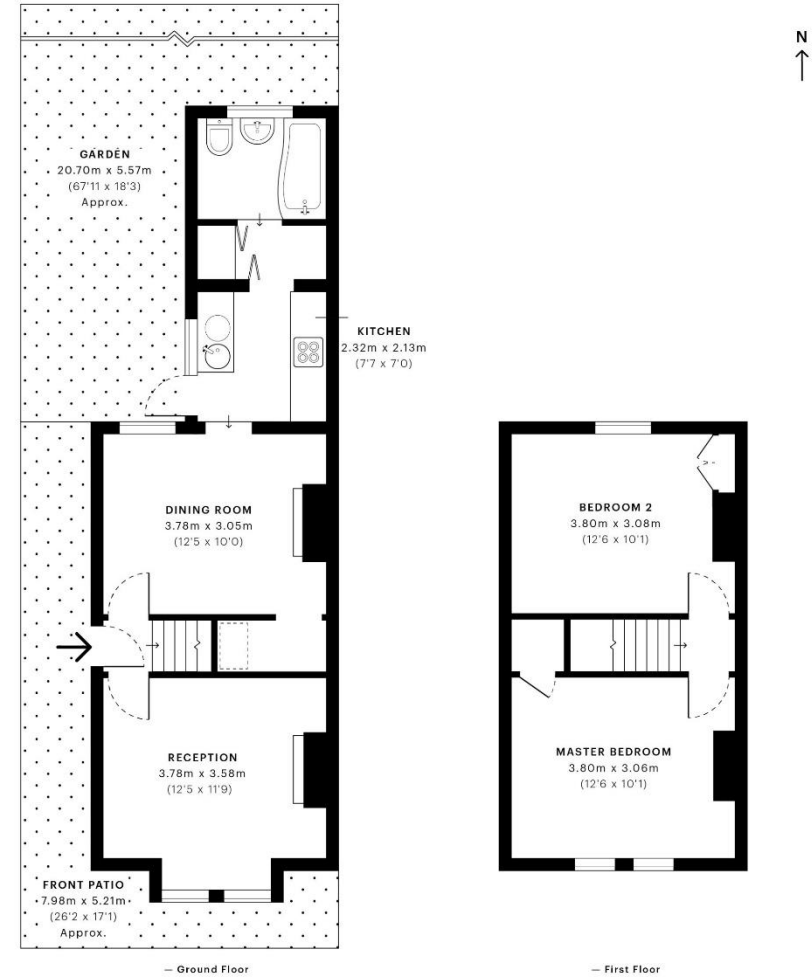
BEACONSFIELD ROAD, CROYDON
GUIDE PRICE £365,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
67.36 sqm / 725.06 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.45 sqm / 650.68 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.6 m
0.49 sqm / 5.27 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.

#M3 3B RESIDENTIAL 64.33 sqm / 692.44 sqft
#M3 3C RESIDENTIAL 60.90 sqm / 655.52 sqft

SPEC ID: 5f09d6256048280a5dce0d71

- ❖ TWO DOUBLE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ 67' PRIVATE REAR GARDEN
- ❖ SIDE ACCESS
- ❖ 0.3 MILES FROM SELHURST TRAIN STATION
- ❖ 1 MILE FROM EAST CROYDON TRAIN STATION
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN & BATHROOM
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC EER D

A well presented two double bedroom semi-detached house, situated within this quiet residential road, conveniently located only 0.3 miles from Selhurst train station (Zone 4) and approximately one mile from both West & East Croydon train stations.

This bright & airy home benefits from good decor throughout, ample storage space, private side access, and has a large loft space ideal for extending (STPP).

The accommodation comprises two full width double bedrooms each with a fitted wardrobe cupboard, two well-proportioned reception rooms with stripped wooden floorboards, a modern fitted kitchen, a separate utility area, and a stylish three piece bathroom suite with thermostatic shower over bath. Externally, this property enjoys a 67' rear garden which will be handed over to the new owners as a blank canvas, whereby the current owners will be taking the potted plants with them (Which currently make up most of the greenery).

Furthermore, this property sits moments away from open parkland and a wide range of local conveniences. The property also happens to be situated less than one mile from central Croydon's shopping district and the highly acclaimed Box Park entertainment complex.

