

# FOLKLANDS

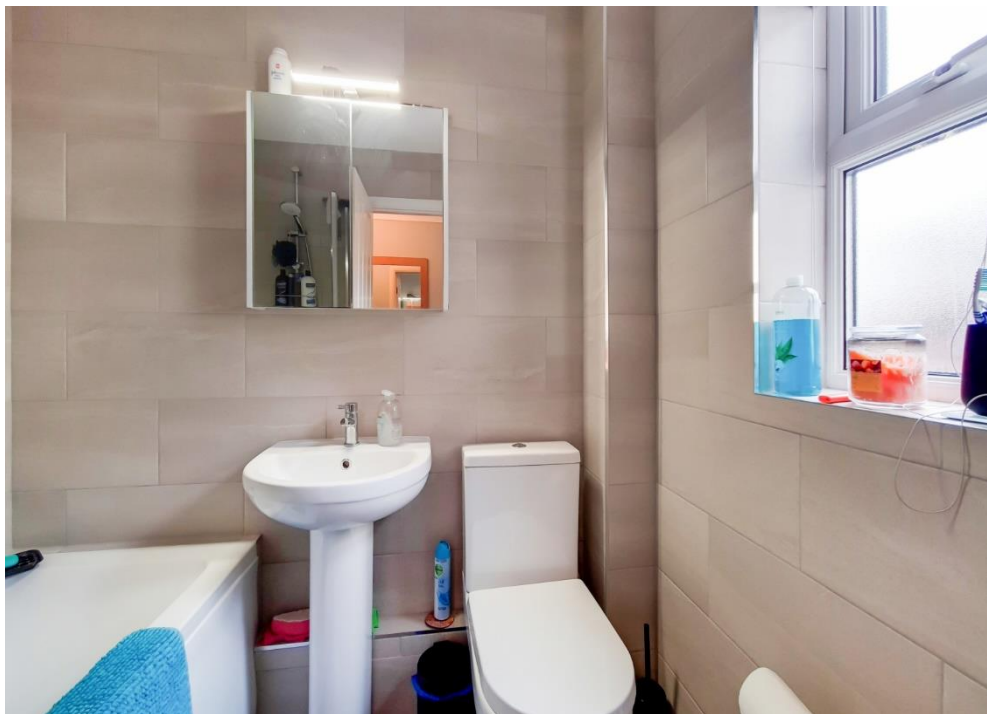


PRIVATE  
RESIDENTS  
PARKING  
ONLY

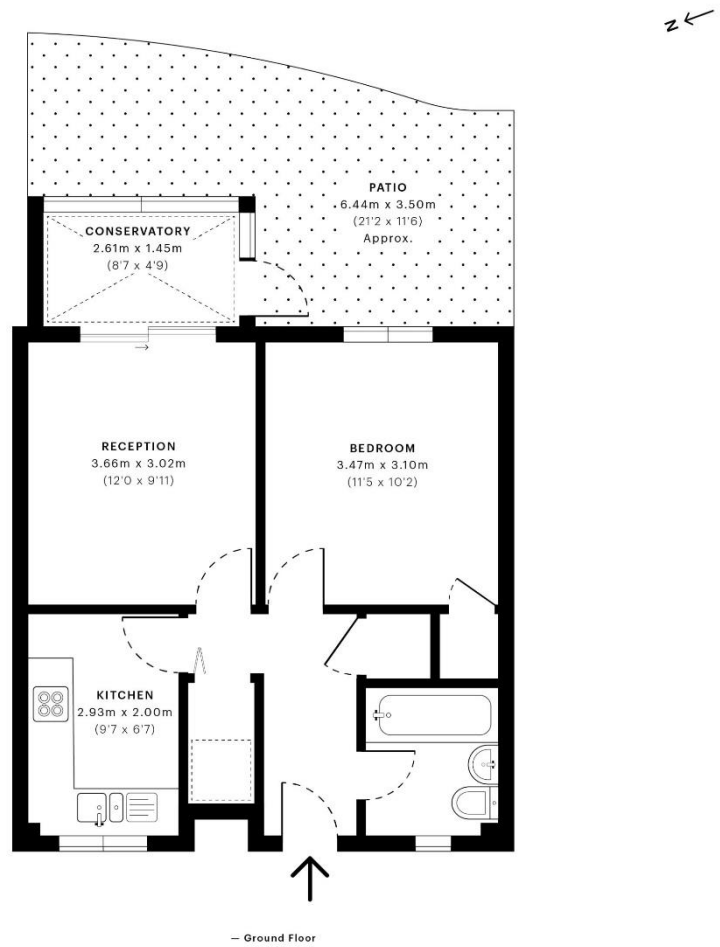
DARMAINE CLOSE, SOUTH CROYDON  
GUIDE PRICE £250,000











**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
44.61 sqm / 480.18 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
41.88 sqm / 450.79 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.75 sqm / 8.07 sqft

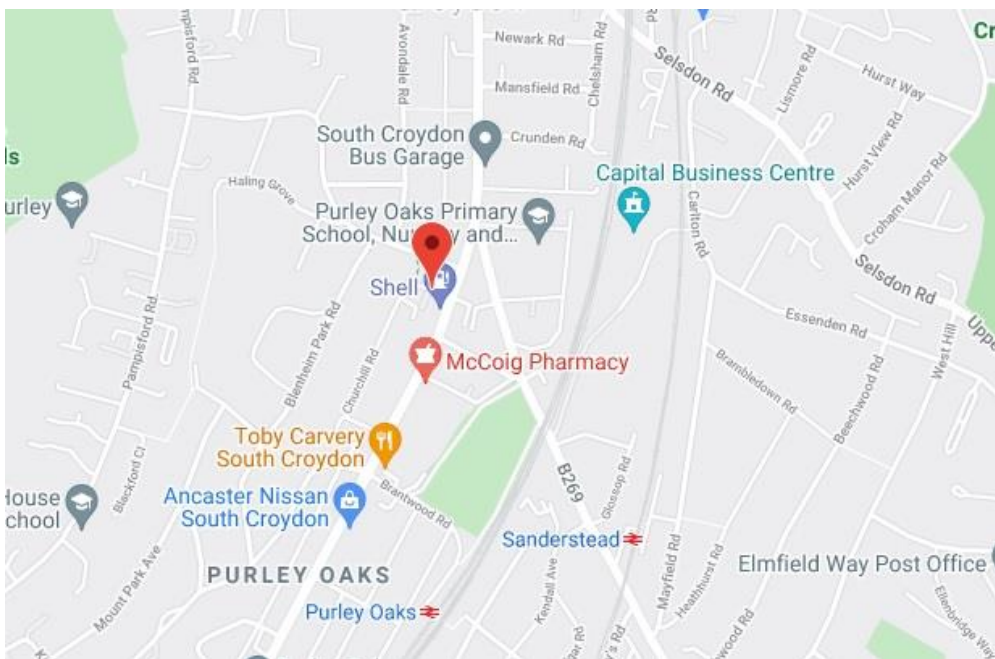


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.73 sqm / 481.47 sqft  
IPMS 3C RESIDENTIAL 42.07 sqm / 452.84 sqft

SPEC ID: 62077b832f6b6b0dbc367a20

- ❖ ONE BEDROOM GROUND FLOOR MAISONETTE
- ❖ PRIVATE PATIO GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ SHARE OF FREEHOLD
- ❖ GATED MEWS LOCATION
- ❖ ALLOCATED PARKING SPACE
- ❖ CONSERVATORY EXTENDED
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ EPC EER D



**\*\* Chain Free \*\*** A well-presented one double bedroom ground floor maisonette situated within this gated mews development, conveniently located only 0.3 miles from Sanderstead train station and 0.4 miles from Purley Oaks train station.

This bright & spacious property boasts a share-of-freehold, a private entrance, double glazing throughout, and has an allocated parking space. Additionally, the property enjoys a conservatory extension, and it features a recently re-fitted bathroom suite.

The accommodation comprises one double bedroom with a built-in wardrobe cupboard, a stylish three-piece bathroom suite, ample hallway storage, a spacious living room which opens onto the conservatory, and a separate fitted kitchen. Externally, the courtyard garden is smartly paved and provides the ideal space for entertainment.

Furthermore, this property is located only moments away from an array of local conveniences, it is nearby several bus routes, and is within an easy reach of both Purley & Croydon town centres.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		