

FOLKLANDS



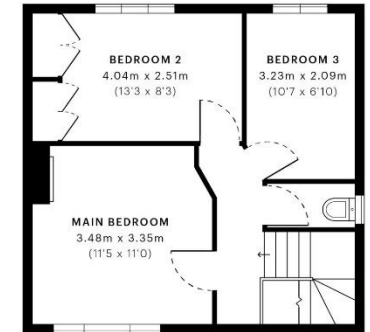
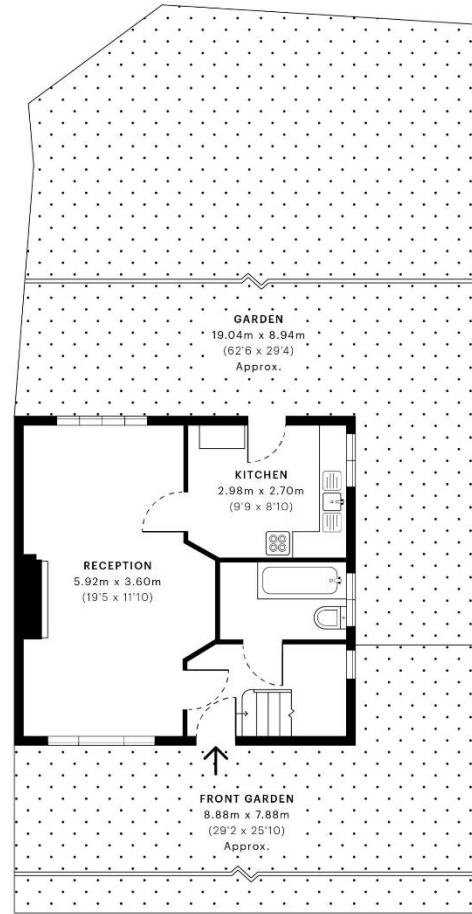
HILLSIDE ROAD, CROYDON

GUIDE PRICE £425,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
73.55 sqm / 791.69 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height.
67.01 sqm / 721.29 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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 69.58 sqm / 748.95 sqft
IPMS 3C RESIDENTIAL 67.01 sqm / 721.29 sqft

SPEC ID: 62827c033d109d0df2fd3570

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ SCOPE TO MODERNIZE
- ❖ OFF ROAD PARKING
- ❖ EXCELLENT SCOPE TO EXTEND (STPP)
- ❖ 0.4 MILES FROM WADDON TRAIN STATION
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LARGE WEST FACING REAR GARDEN
- ❖ WELL REGARDED LOCAL SCHOOLS NEARBY
- ❖ EPC EER E

**** Chain Free ** Scope to Modernize **** A three-bedroom semi-detached house situated within this popular residential road, conveniently located 0.4 miles from Waddon train station and 0.7 miles from South Croydon train station.

This bright & airy home features a sizeable front garden with off-road parking, and a wide side access that could facilitate additional parking. The property offers the future owner excellent scope to extend, be that to the rear or the side (subject to planning permission).

The accommodation comprises three bedrooms, ample loft space, a first floor WC, a ground floor bathroom, a 19'5 living room, a well-proportioned kitchen, and a large west facing rear garden mostly laid to lawn.

Furthermore, this property sits nearby both Duppas Hill Park & Purley Way Playing Fields and is within close proximity to a number of well regarded primary & secondary schools. What's more, South Croydon's restaurant quarter with its plethora of cafes, restaurants & bars sits circa 0.5 miles away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		