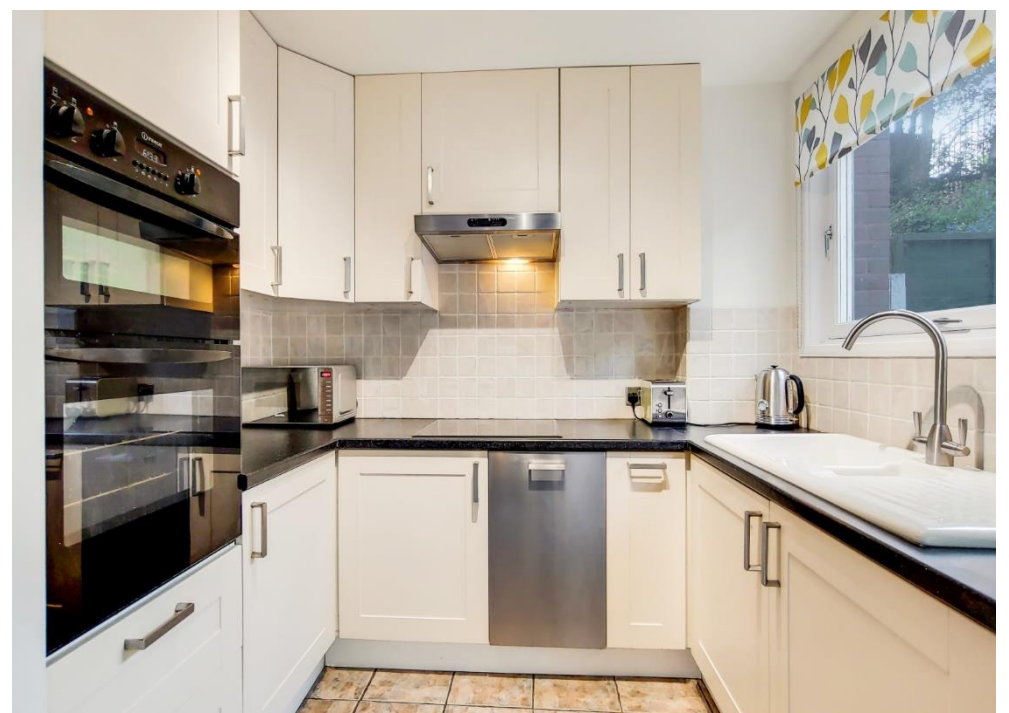


FOLKLANDS



VIOLET LANE, CROYDON

GUIDE PRICE £420,000











— Ground Floor

— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
101.80 sqm / 1095.77 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
95.84 sqm / 1031.61 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
2.48 sqm / 26.69 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 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 102.06 sqm / 1098.56 sqft  
IPMS 3C RESIDENTIAL 98.85 sqm / 1064.01 sqft

SPEC ID: 60915d684048510dde8a7e57

- ❖ THREE BEDROOM TOWN HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ GARAGE & OFF ROAD PARKING FOR TWO CARS
- ❖ DOWNSTAIRS WC
- ❖ 0.4 MILES FROM WADDON TRAIN STATION
- ❖ 0.9 MILES FROM EAST CROYDON TRAIN STATION
- ❖ PRIVATE PATIO GARDEN & BALCONY
- ❖ LARGE LIVING ROOM & KITCHEN/DINER
- ❖ MOMENTS FROM DUPPAS HILL PARK
- ❖ EPC EER C



**\*\* Chain Free \*\*** A superbly presented three-bedroom modern townhouse situated within this quiet residential road, conveniently located only 0.4 miles from Waddon train station and 0.9 miles from East Croydon train station.

This spacious home boasts 1095 sqft of floor space and features a balcony off the living room, a private patio garden and the added benefit of a downstairs WC. There is an integral garage with power, lighting & utility space, and off-road parking for at least 2 cars on the driveway.

The accommodation comprises a large master bedroom with a full range of fitted wardrobes, two further bedrooms, a stylish three-piece bathroom suite, an open-plan kitchen/dining room with sliding doors leading onto the West facing patio, a large living room with direct access onto the balcony, and a downstairs WC. Additionally, with large windows in each of the rooms, this home enjoys a bright feeling throughout.

Furthermore, this property sits moments away from the open green expanse of Duppas Hill Park, it is walking distance to the plethora of shops, bars & restaurants in Central & South Croydon, and within the catchment of several well-regarded primary & secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		