

FOLKLANDS

WYCHE GROVE, SOUTH CROYDON
GUIDE PRICE £375,000

















GROSS INTERNAL AREA (GIA)
The footprint of the property
76.15 sqm / 819.67 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
69.44 sqm / 747.45 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.24 sqm / 2.58 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 75.11 sqm / 808.48 sqft
IPMS 3C RESIDENTIAL 70.89 sqm / 763.05 sqft

SPEC ID: 5faa80999fee4e0dc3f03366

- ❖ TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- ❖ SUPERBLY PRESENTED
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ LARGE FIRST FLOOR BATHROOM
- ❖ NEW ROOF & NEW DOUBLE GLAZING
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SEPARATE UTILITY ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ EPC EER D

A superbly presented two double bedroom semi-detached house situated within this popular residential road, conveniently located only 0.3 miles from both Purley Oaks & Sanderstead train stations, which provide direct services into London Bridge & Victoria train stations.

This larger than average home has been extensively improved in 2020 with the addition of a new roof, new double glazing, a new front-door, new flooring throughout, and a fully modernised bathroom suite. Additionally, this home benefits from a separate utility room, a low maintenance Southerly facing rear garden, many period features, and ample storage space.

The accommodation comprises two double bedrooms, a stylish four piece family bathroom suite with separate shower cubicle, a bay fronted living room, a separate dining room with feature fireplace & under stairs storage, a contemporary fitted kitchen with solid wood worksurfaces, and a separate utility room with direct access to the private rear garden.

Furthermore, this property sits moments from a wide range of local conveniences, yards away from the open green spaces of South Croydon recreational grounds, and within close proximity of a number of well-regarded primary schools. In our opinion we feel that this house would make an ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		