

FOLKLANDS



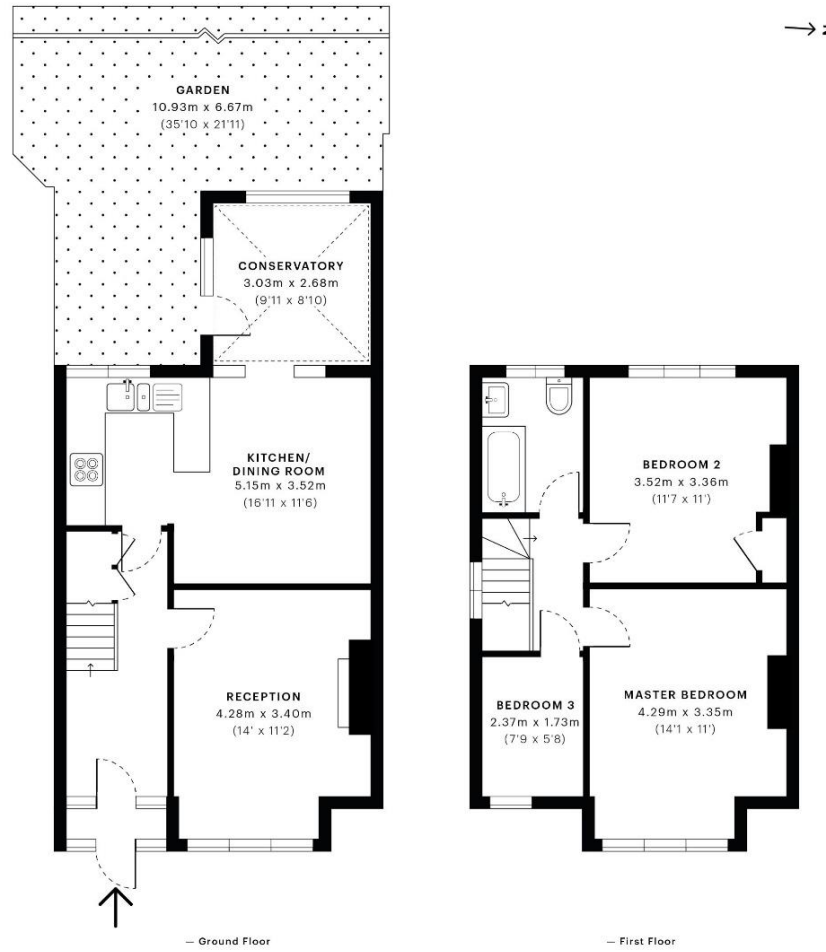
BRAEMAR AVENUE, SOUTH CROYDON
GUIDE PRICE £450,000











GROSS INTERNAL AREA (GIA)
The footprint of the property.
87.0 Sqm / 936.8 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
80.3 Sqm / 864.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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
86.2 Sqm / 927.8 Sqft

IPMS 3C RESIDENTIAL
81.4 Sqm / 876.3 Sqft

SPEC ID
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- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ WESTERLY FACING REAR GARDEN
- ❖ EXTENDED LIVING SPACE
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.2 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ MOMENTS FROM SOUTH CROYDON RECREATION GROUND
- ❖ EPC EER D

A well-presented three bedroom end-of-terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.2 miles from Sanderstead train station, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

This bright & airy home boasts a newly fitted roof in 2015, and benefits from being fully double glazed, has off road parking for two cars, a Westerly facing rear garden, extended living space, and ample scope to loft extend (stpp).

The accommodation comprises three bedrooms, a stylish bathroom suite, ample loft space with ladder access, a separate living room with a feature fireplace, an open plan kitchen/ dining room with extended living space, and a landscaped rear garden with raised decking & side access.

Furthermore, this property sits moments from the open green spaces of South Croydon recreation grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

