

FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £315,000

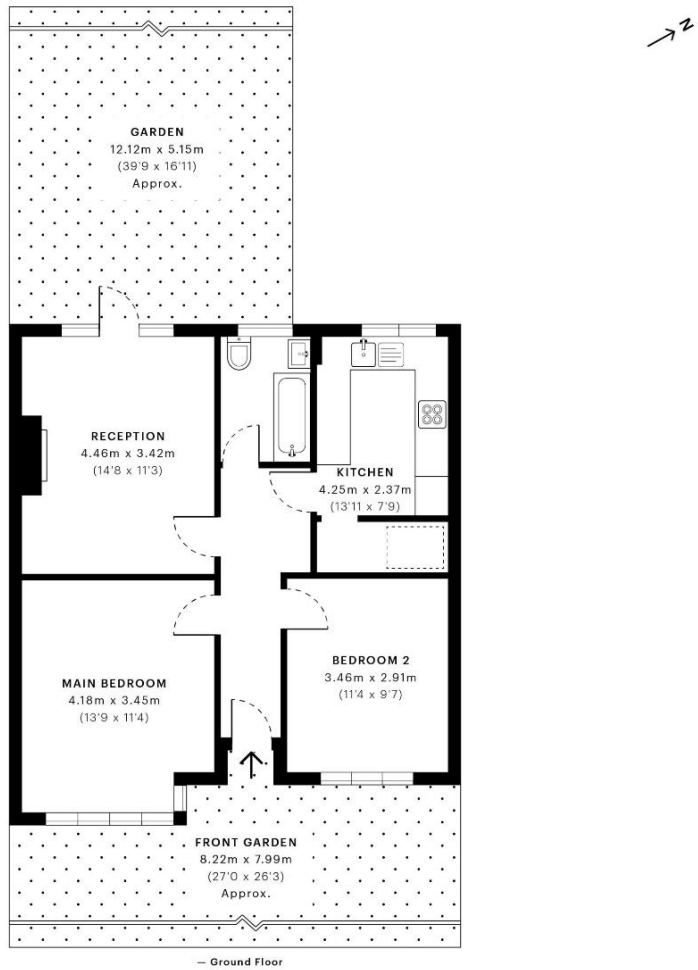












GROSS INTERNAL AREA (GIA)
The footprint of the property
60.87 sqm / 655.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
57.54 sqm / 619.36 sqft

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

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
1.18 sqm / 12.70 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 60.67 sqm / 653.05 sqft
IPMS 3C RESIDENTIAL 57.86 sqm / 622.80 sqft

SPEC ID 625e931e87999c0dff3d726b

- ❖ TWO DOUBLE BEDROOM MAISONETTE
- ❖ PRIVATE FRONT & REAR GARDENS
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ SHARE OF FREEHOLD & LONG LEASE
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.8 MILES FROM PURLEY TRAIN STATION
- ❖ PRIVATE PARKING SPACE TO REAR
- ❖ PRIVATE ENTRANCE
- ❖ NO ONWARD CHAIN
- ❖ EPC EER D

**** Chain Free ** Private Front & Rear Garden ** Off Road Parking **** A well-presented two double bedroom ground floor purpose-built maisonette, conveniently situated 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station, which collectively offer excellent links into central London.

This bright & spacious property benefits from a private entrance, has a share of freehold & an ultra-long lease, and has a private parking space to the rear. Externally the property has full ownership of the front garden and boasts a West facing private patio and lawn to the rear.

The accommodation comprises two double bedrooms, a large living room with patio doors, a contemporary fitted kitchen with ample worksurface & storage space, an updated three-piece bathroom suite, and an under-stairs hallway cupboard.

Furthermore, this property sits moments from the local gym, has a wide range of local amenities nearby, it is well connected with local bus routes and is only a short walk from the open green spaces of South Croydon recreational grounds or Purley Rotary field.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		