

FOLKLANDS



THE RIDGEWAY, CROYDON
GUIDE PRICE £450,000



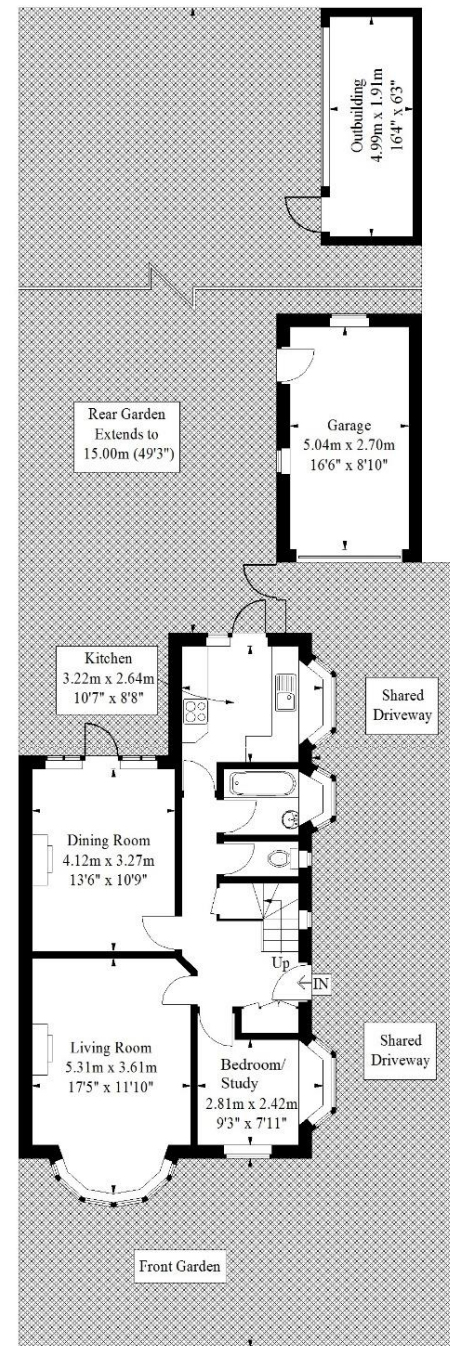




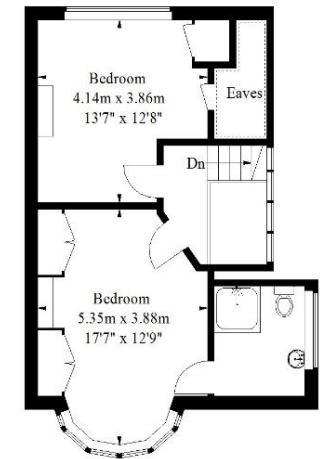


The Ridgeway, Croydon

Approximate Gross Internal Area (Excluding Eaves)
 106.4 sq m / 1145 sq ft
 Garage – 13.8 sq m / 148 sq ft
 Outbuilding – 9.5 sq m / 102 sq ft
 Total = 129.7 sq m / 1395 sq ft



Ground Floor
 61.8 sq m / 665 sq ft



First Floor
 44.6 sq m / 480 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2019 (ID 538534)



THE LOCAL WADDON PONDS

- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ SHARED DRIVEWAY & GARAGE
- ❖ BEAUTIFUL PRIVATE GARDEN
- ❖ TWO BATHROOMS
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ MOMENTS AWAY FROM THE PRETTY WADDON PONDS
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ SIDE ACCESS
- ❖ EPC EER E

A superbly presented three bedroom semi-detached house situated within this highly desirable residential road, conveniently located only 0.3 miles from Waddon train station, which provides direct services to both London Bridge & London Victoria, and moments away from the pretty Waddon ponds.

This spacious property enjoys excellent decor throughout, and boasts a private garage, a beautiful 49' landscaped rear garden, has the advantage of having two bathrooms, and features an original wood panelled entrance hall with galleried landing.

The accommodation comprises two large reception rooms, a stylish fitted kitchen, bedroom three/ study (Ground floor), a ground floor bathroom & separate WC, ample hall storage cupboards, two spacious double bedrooms, eaves storage, and a newly fitted en-suite shower room to the master bedroom. Externally this property features a beautifully maintained rear garden with ornate pond, mature trees, hedges & shrubs, and an out-building which could offer the future owner excellent potential to develop this space into a home office or gym area.

Furthermore, this property sits a short distance to local bus routes 407 & 410 which connect to a number of different destinations including Sutton town centre, West Croydon & East Croydon train stations, Wallington train station and as far afield as Crystal Palace.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		