

FOLKLANDS



CROHAM CLOSE, SOUTH CROYDON

GUIDE PRICE £750,000







White upper kitchen cabinets with silver handles, housing a black microwave.

Stainless steel range hood with a vertical chimney.

White upper kitchen cabinets, including a tall cabinet on the right side.

White herringbone pattern tile backsplash.

Black induction cooktop.

Black built-in oven with a stainless steel front panel.

White lower kitchen cabinets with silver handles, including three drawers.

White marble countertop with a stainless steel sink and a chrome faucet. A silver toaster and a white coffee maker are on the counter.

Pink orchids and a lamp on the windowsill.

Open-plan living area with a wooden dining table, white chairs, a bookshelf, and a large mirror.

Marble countertop breakfast bar with white cabinetry underneath.

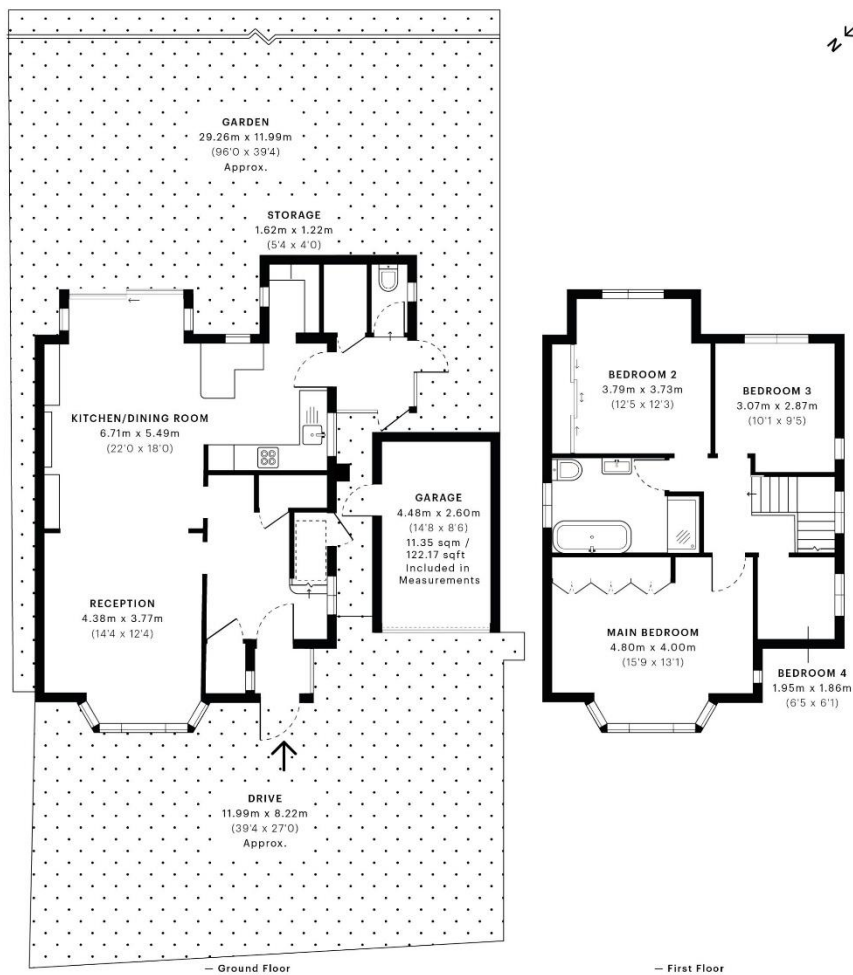
White lower kitchen cabinets with silver handles, including a corner cabinet.











GROSS INTERNAL AREA (GIA)
The footprint of the property
140.75 sqm / 1515.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
130.03 sqm / 1399.63 sqft

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

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5 m
1.22 sqm / 13.13 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 140.34 sqm / 1510.61 sqft
IPMS 3C RESIDENTIAL 133.94 sqm / 1441.72 sqft

spec id: 60f06afed466ae0dd0067e39

- ❖ FOUR BEDROOM
- ❖ DETACHED HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ OFF ROAD PARKING & GARAGE
- ❖ 96' SOUTH EAST FACING REAR GARDEN
- ❖ DOWN-STAIRS WC
- ❖ EPC EER E

A superbly presented four bedroom detached house, situated within this quiet cul-de-sac, conveniently located only 0.6 miles from both South Croydon & Sanderstead train stations.

This spacious home enjoys excellent décor throughout, boasts off-road parking, has a private garage, side access, and features a wonderful 96' landscaped South East facing rear garden.

The accommodation comprises a wide & welcoming entrance hall with fitted storage cupboards, a bay-fronted living room, an open-plan dining room with patio-doors, a stylish fitted kitchen with stone work-surfaces, a breakfast bar & walk-in larder, a down-stairs WC & further storage cupboard, two double bedrooms with fitted wardrobes, a further double bedroom, bedroom 4/office, a beautifully appointed family bathroom suite with roll top bath & walk-in shower cubicle, and ample loft storage.

Furthermore, this property sits within the catchment of several well regarded primary & secondary schools, is moments away from Croham Hurst Woods and a short walk to the open green spaces of Lloyd Park. In our opinion this property would make a fantastic family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		