

FOLKLANDS



BRAEMAR AVENUE, SOUTH CROYDON

GUIDE PRICE £400,000











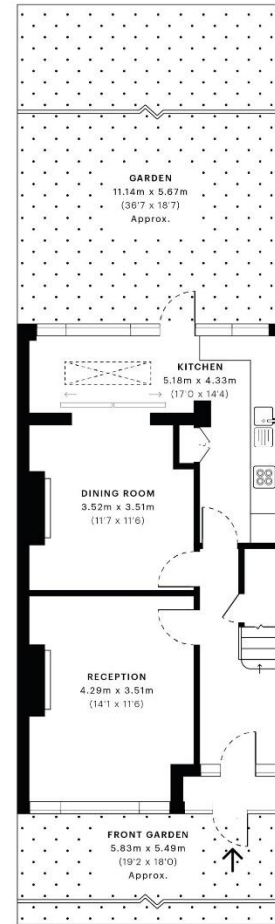
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Braemar Avenue, CR2

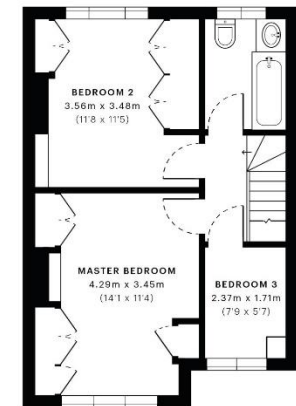
CAPTURE DATE
10/06/2020

LASER SCAN POINTS
45,339,044

GROSS INTERNAL AREA
91.8 Sqm / 987.9 Sqft



— Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.
91.8 Sqm / 987.9 Sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes walkrooms, restricted head
83.5 Sqm / 898.3 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
90.3 Sqm / 972.3 Sqft

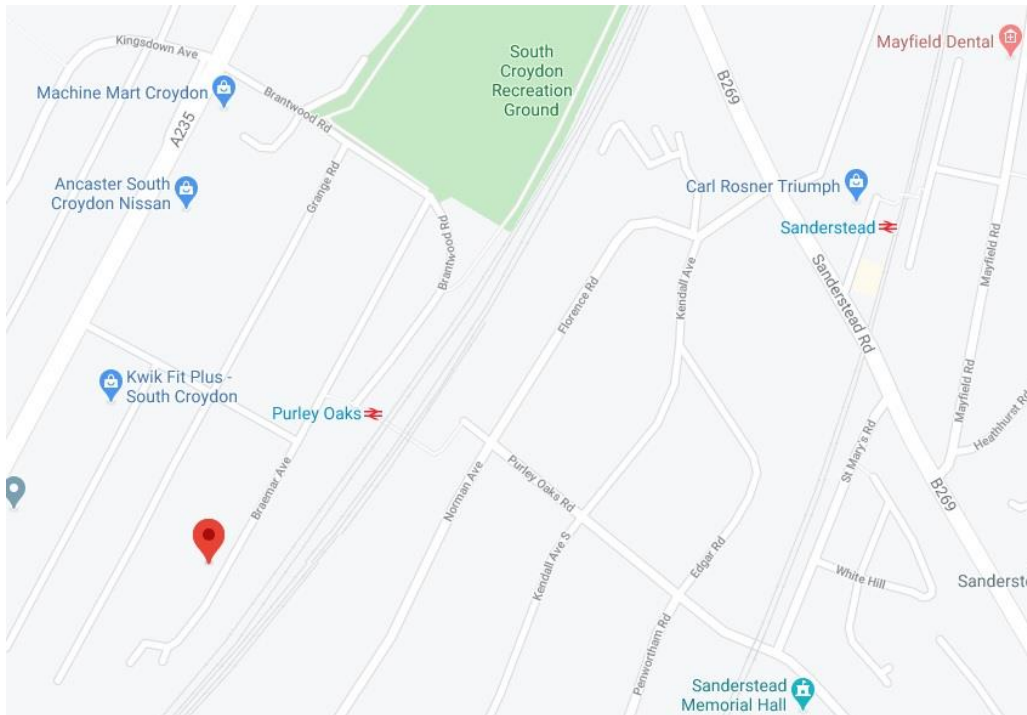
IPMS 3C RESIDENTIAL
85.5 Sqm / 920.7 Sqft

SPEC ID
5ecfeb584b50000ate5502a9

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ REFURBISHMENT REQUIRED
- ❖ WESTERLY FACING REAR GARDEN
- ❖ 0.1 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ POTENTIAL FOR OFF ROAD PARKING (STPP)
- ❖ FIRST FLOOR BATHROOM
- ❖ EPC EER D



A three-bedroom period terrace house situated within this popular residential road, conveniently located moments from Purley Oaks train station & 0.3 miles from Sanderstead train station, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

This bright & airy home is offered to the market with no onward chain and benefits from being positioned at the cul-de-sac end of the road. Whilst requiring a refurbishment this property provides ample scope to loft extend (STPP) and has potential to create off road parking for two cars (STPP)

The accommodation comprises three bedrooms, a first-floor bathroom suite, ample loft space, two separate reception rooms, a fitted kitchen with an extended dining area, and a 36' private rear garden.

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

