

FOLKLANDS



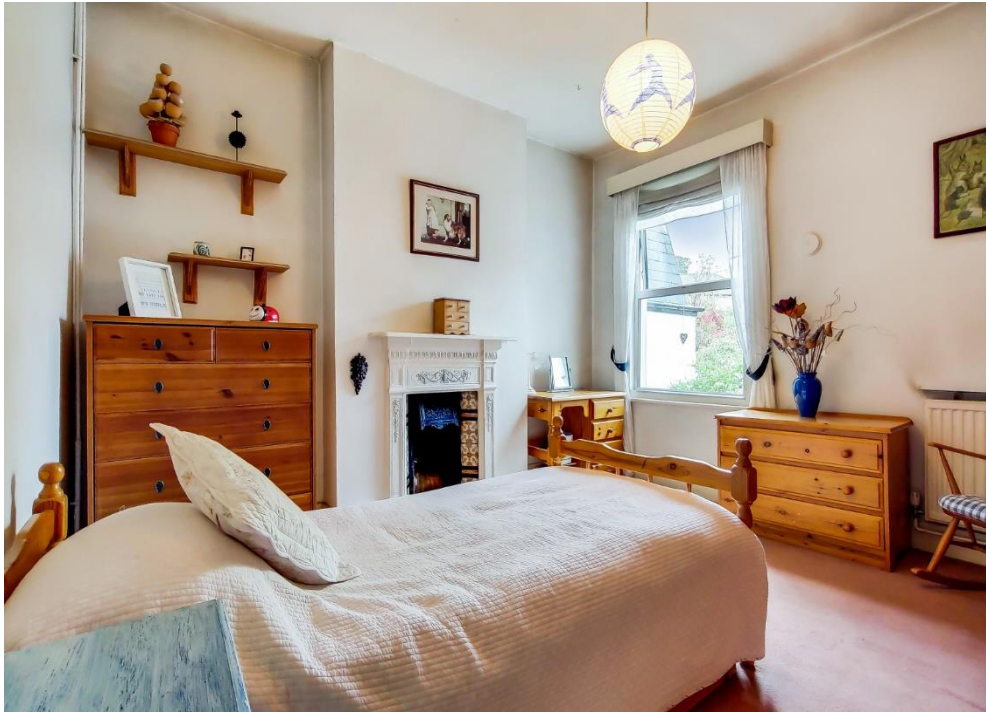
AVONDALE ROAD, SOUTH CROYDON

GUIDE PRICE £629,950













**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
**166.17 sqm / 1788.64 sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
**148.81 sqm / 1601.78 sqft**

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
**8.03 sqm / 86.43 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 157.17 sqm / 1691.76 sqft  
IPMS 3C RESIDENTIAL 149.43 sqm / 1608.45 sqft

spec id: 5175f63d2ba290d9147a5b0

- ❖ FOUR DOUBLE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 50' WEST FACING PRIVATE REAR GARDEN
- ❖ ARRANGED OVER THREE FLOORS
- ❖ 1788 SQFT OF FLOOR SPACE
- ❖ SCOPE TO RENOVATE
- ❖ EPC EER E

A larger than average four double bedroom semi-detached house, situated within this popular residential road, conveniently located only 0.5 miles from both Purley Oaks and Sanderstead train stations, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International, and 0.7 miles from South Croydon train station.

This well-proportioned home is naturally arranged over three floors, boasts off road parking for two cars, has side access, high ceilings, and enjoys many period features. The property offers ample scope to renovate and extend either to the rear or further into the roof spaces (Subject to the usual permissions).

The accommodation comprises four double bedrooms, ample eaves storage space, a three-piece family bathroom suite, a separate WC, a bay-fronted living room, two further reception rooms, a large under-stairs cupboard, and a modern fitted kitchen. Externally this house enjoys a 50' West facing rear garden with a patio area and a level lawn.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park, is a short walk from a range of local convenience stores, and is within half a mile from numerous primary & secondary schools including the renowned Whitgift Independent school for boys. In our opinion this property would make an excellent family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		