

FOLKLANDS



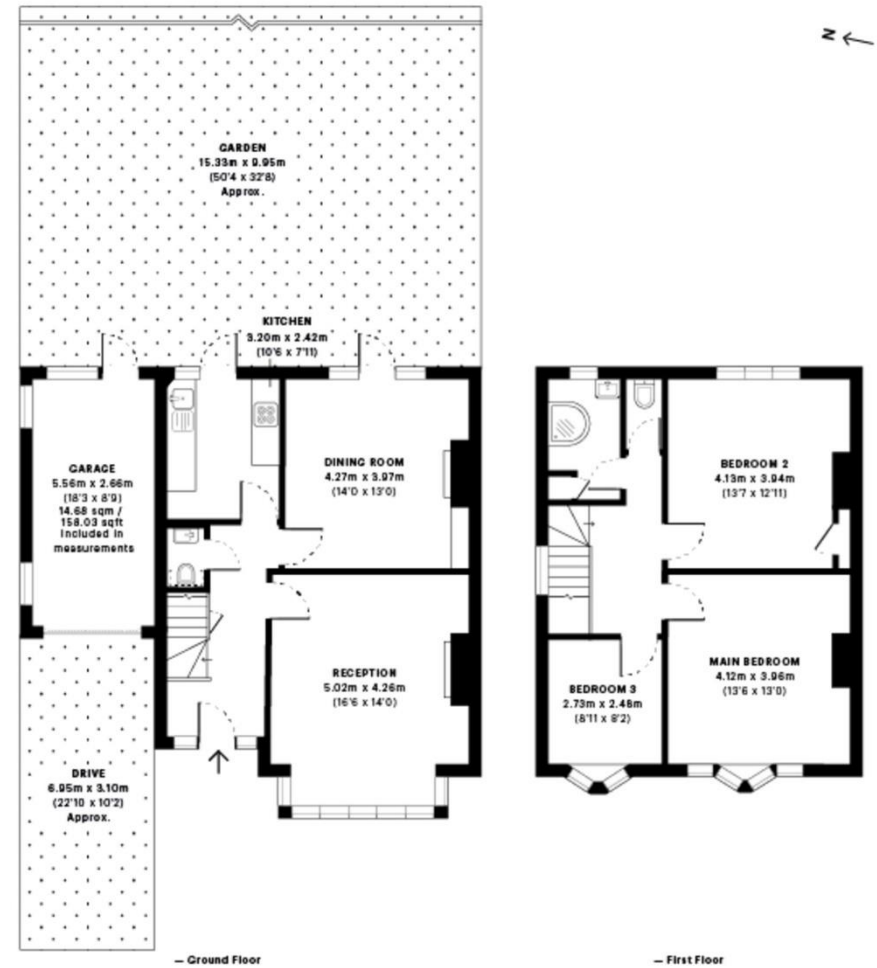
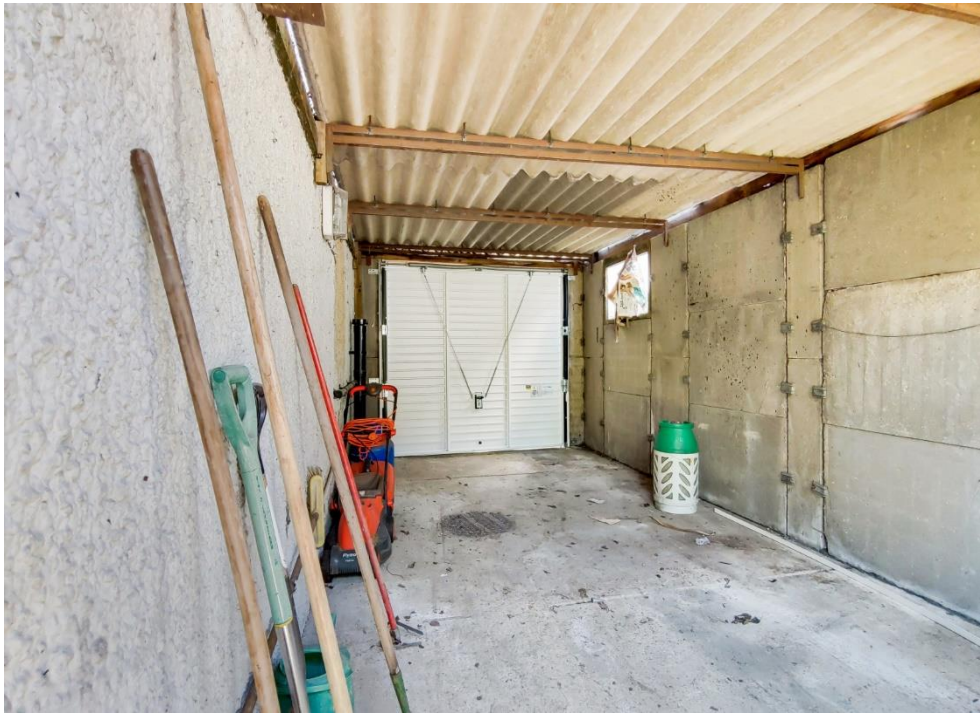
BRICKWOOD ROAD, EAST CROYDON

GUIDE PRICE £595,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
126.72 sqm / 1364.00 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
116.49 sqm / 1253.89 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.28 sqm / 3.01 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 123.35 sqm / 1327.73 sqft
IPMS 3C RESIDENTIAL 117.64 sqm / 1266.27 sqft

SPEC ID: 608183ccd0e5560dae0faf18

- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILE FROM LEBANON ROAD TRAM STOP
- ❖ LARGE REAR GARDEN
- ❖ OFF ROAD PARKING
- ❖ PRIVATE GARAGE
- ❖ EXCELLENT SCOPE TO EXTEND (STPP)
- ❖ EPC EER D

**** Rarely Available ** Chain Free **** A three bedroom semi-detached house situated within this highly desirable residential road, conveniently located only 0.2 miles from East Croydon train station and 0.1 mile from Lebanon Road tram stop.

This spacious home enjoys well-proportioned rooms, benefits from off-road parking, has a private garage, is fully double glazed and enjoys a large rear garden. Having not been extended thus far, this characterful home will offer the future owner lots of development potential, with scope to convert the loft, to extend to the rear or to consider re-developing the side of the house (STPP).

The accommodation comprises three bedrooms, a family shower room with separate WC, two spacious reception rooms, a down-stairs WC, a fitted kitchen, a generously proportioned entrance hall & landing area, and a 50' private rear garden with established shrubs & a sizeable lawn.

Furthermore, this property sits a short distance away from a wide range of local shops, has a gym within 0.2 miles, and is approximately half a mile from Croydon town centre and the widely acclaimed Box Park complex. In our opinion, we feel that this property would make a wonderful family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		