

FOLKLANDS

CLIFFE ROAD, SOUTH CROYDON
GUIDE PRICE £360,000



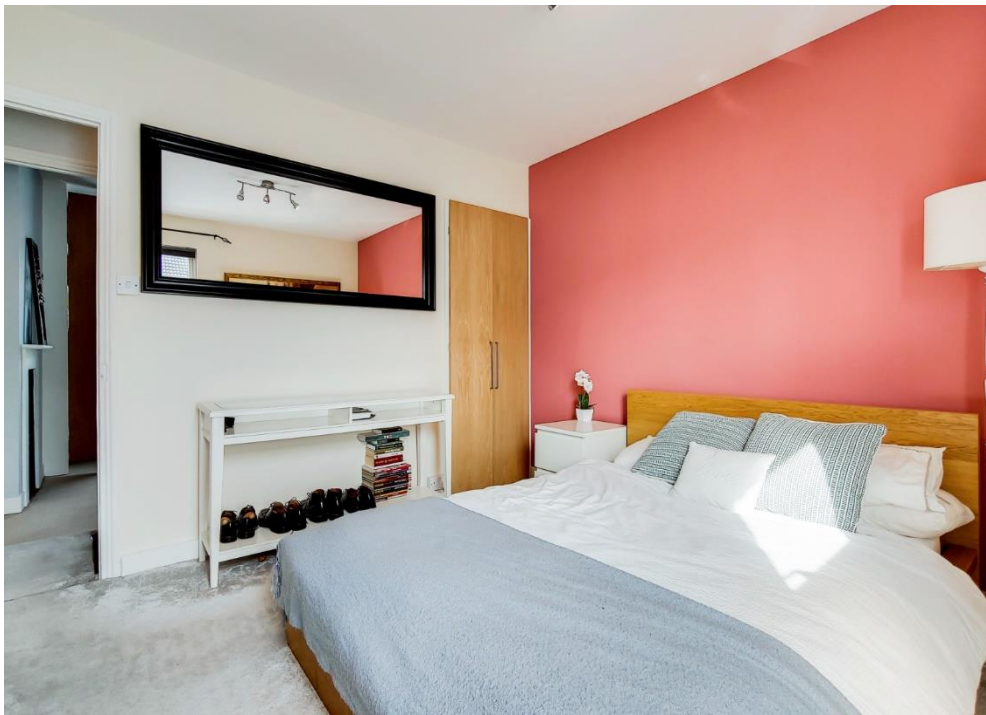


LOVE

LOVE

LOVE

Together
they built
a life
they loved







GROSS INTERNAL AREA (GIA)
The footprint of the property
63.72 sqm / 685.88 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
57.76 sqm / 621.72 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.12 sqm / 1.29 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 60.75 sqm / 653.91 sqft
IPMS 3C RESIDENTIAL 58.01 sqm / 624.41 sqft

SPEC ID: 605a1b4a5412d80dd218c17c

- ❖ TWO DOUBLE BEDROOM TERRACE HOUSE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ CUL-DE-SAC SETTING
- ❖ MOMENTS FROM SOUTH CROYDON TRAIN STATION
- ❖ WEST FACING REAR GARDEN
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ OPEN-PLAN LOUNGE/DINING ROOM
- ❖ ENTRANCE PORCH
- ❖ EPC EER E

A superbly presented two double bedroom terrace house situated within this quiet cul-de-sac, conveniently located only 0.1 miles from South Croydon train station and nearby to an array of local amenities.

This bright & airy home boasts excellent décor throughout, is fully double glazed, features an entrance porch and ample fitted storage, along with a large loft space.

The accommodation comprises two double bedrooms each with fitted wardrobes, a large double reception room with bespoke fitted cabinets & hard flooring, a stylish bathroom suite, and a contemporary fitted kitchen with direct access onto the 20' West facing patio garden.

Furthermore, this property sits close by to a wide range of local conveniences, is within an easy reach of Croydon's famous restaurant quarter, and walking distance to the open green spaces of Lloyd park. In our opinion this property would make an excellent home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		