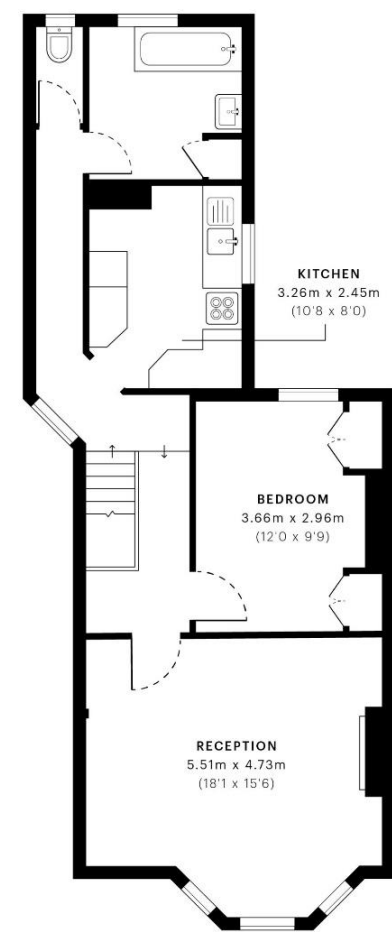
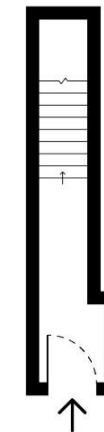
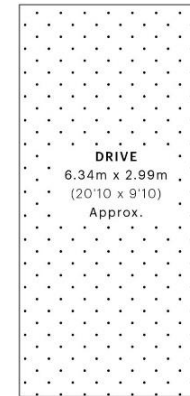


FOLKLANDS



WADDON ROAD, CROYDON
GUIDE PRICE £240,000





GROSS INTERNAL AREA (GIA)
The footprint of the property
63.12 sqm / 679.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
57.42 sqm / 618.06 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 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 60.86 sqm / 652.94 sqft
IPMS 3C RESIDENTIAL 57.72 sqm / 621.29 sqft

SPEC ID: 605a351ba412d80dd218c1c5

- ❖ LARGE ONE DOUBLE BEDROOM
- ❖ WHOLE OF FIRST FLOOR WITH LOFT ACCESS
- ❖ OFF ROAD PARKING SPACE TO THE REAR
- ❖ LONG LEASE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ NEW ROOF IN CIRCA 2017
- ❖ 18' BAY-FRONTED LIVING ROOM
- ❖ PRIVATE ENTRANCE
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ EPC EER E



**** Chain Free ** Whole of First Floor with Loft Access ** Off-Road Parking to the Rear **** A well-presented first floor period conversion flat situated within this popular residential area, conveniently located only 0.3 miles from Waddon train station, which provides direct services to both London Bridge & London Victoria, and nearby the open green spaces of both Duppas Hill & Wandle Park.

This spacious property enjoys a private entrance, has a long lease, and boasts an off-road parking space to the rear. Additionally, a new roof was fitted in circa 2017 and the flat benefits from ample loft-storage space.

The accommodation comprises one double bedroom with two fitted wardrobe cupboards, a large 18' bay-fronted lounge/ dining room with a feature fireplace & fitted shutters, a 10' x 8' fitted kitchen, and a stylish bathroom suite with separate WC.

Furthermore, this property sits less than one mile from the plethora of shops, restaurants and leisure facilities in central Croydon, a short distance from the local gym & swimming pool complex, and within an easy reach of the wide range of supermarkets & major retail stores on the Purley Way. In our opinion this property would make the ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		