

FOLKLANDS



THE RIDGEWAY, CROYDON
GUIDE PRICE £525,000

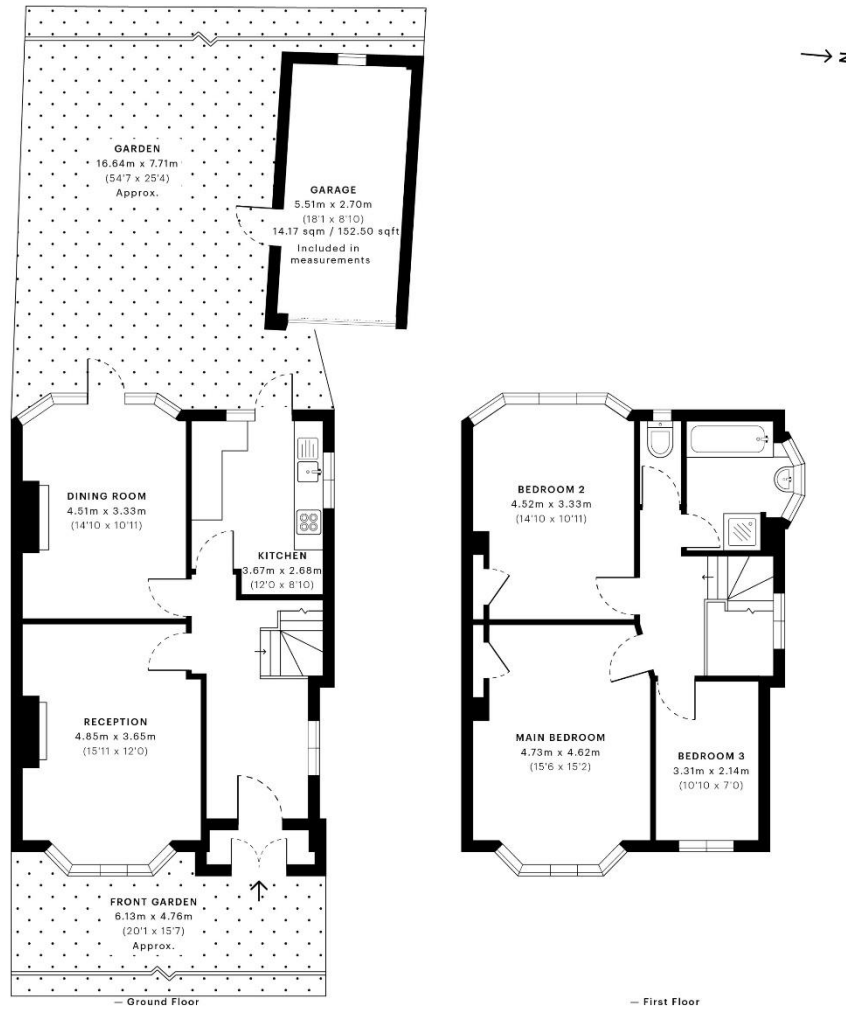












GROSS INTERNAL AREA (GIA)
The largest of the property
122.61 sqm / 1319.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls, roof and external features
Includes cupboards and restricted head height
100.33 sqm / 1079.94 sqft

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

RESTRICTED HEAD HEIGHT
Less than one metre under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pools 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.

MRB 3D RESIDENTIAL 130.63 sqm / 1397.94 sqft
MRB 3D RESIDENTIAL 112.97 sqm / 1241.99 sqft

SPEC ID: 5637511c7df75490dd41eb249

- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ WEST FACING REAR GARDEN
- ❖ OPPOSITE WADDON PONDS
- ❖ REQUIRES MODERNISATION
- ❖ 0.2 MILES FROM WADDON TRAIN STATION
- ❖ QUIET NO-THROUGH ROAD
- ❖ GARAGE & SHARED DRIVEWAY
- ❖ EPC EER D



**** Chain Free ** Requires Modernisation **** A spacious three-bedroom semi-detached house situated in this popular no-through road, conveniently located 0.2 miles from Waddon train station, which provides direct services to both London Bridge & London Victoria, and opposite the pretty Waddon Ponds.

This bright & airy property boasts many period features, including a wood panelled entrance hall, a feature leaded side window, parquet flooring in the dining room and an original fireplace surround. Furthermore, the property features double glazing, gas central heating, a private garage, and a shared driveway.

The accommodation comprises two large double bedrooms, a third bedroom, a three-piece bathroom suite with walk-in shower cubicle, a separate WC, a large loft space (with scope to convert STPP), two well-proportioned reception rooms, a spacious entrance hall with fitted cupboards, and a dual-aspect kitchen. Externally, there is a sizeable West facing rear garden with side access, and a lawned front garden.

Furthermore, this property sits a short distance to local bus routes 407 & 410 which connect to a number of different destinations including Sutton town centre, West Croydon & East Croydon train stations, Wallington train station and as far afield as Crystal Palace. The property is also nearby an abundance of local primary & secondary schools and is a short distance from the wide variety of shops & supermarkets on the Purley way.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		