

FOLKLANDS

CHURCHILL ROAD, SOUTH CROYDON  
GUIDE PRICE £425,000







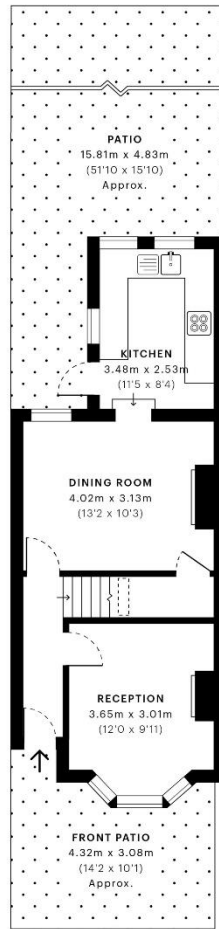












— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
76.82 sqm / 826.88 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
69.47 sqm / 747.77 sqft

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

INTERIOR FLOOR AREA  
(17'00" max area under 15'0")  
0.19 sqm / 2.04 sqft



Specs Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Views and graphics 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 measurement captured in the scan.

SPM6 08 RESIDENTIAL 7529 sqm / 79427 sqft  
SPM6 08 RESIDENTIAL 8139 sqm / 87317 sqft

SPEC ID 5631/425e42fb8f0d9bb2c6990



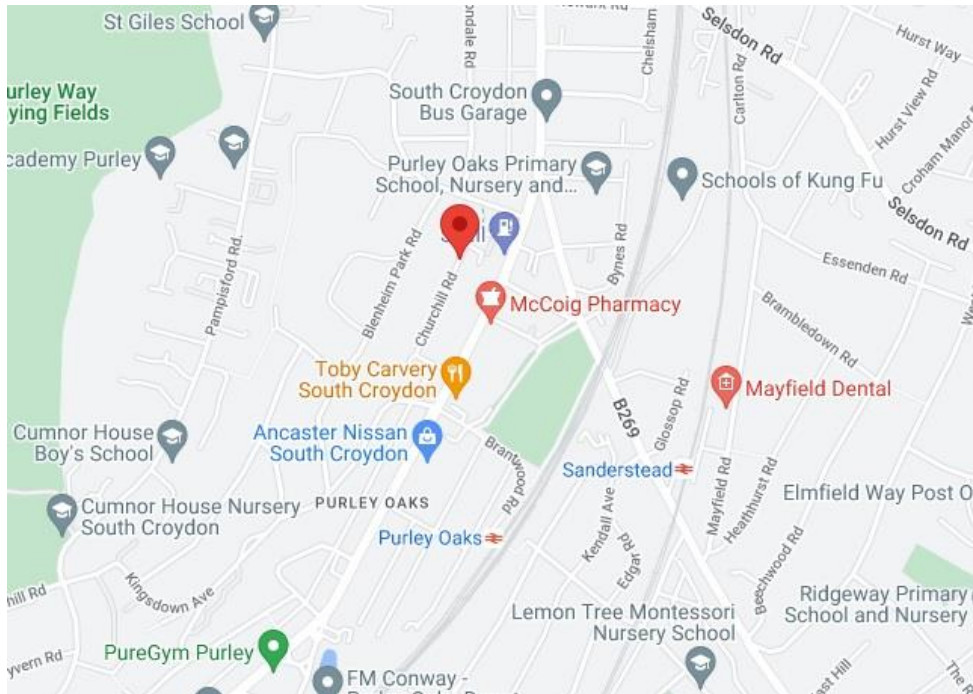
- ❖ TWO DOUBLE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ PRIVATE REAR GARDEN
- ❖ QUIET RESIDENTIAL ROAD
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ EPC EER D

**\*\* Chain Free \*\*** A well-presented two double bedroom end-of-terrace house situated within this quiet residential road, conveniently located only 0.3 miles from both Purley Oaks and Sanderstead train stations, which provide direct services to both London Bridge & Victoria stations.

This bright & airy home benefits from a stylish four-piece bathroom suite, it has a landscaped low maintenance rear garden, and enjoys good décor throughout. Additionally, the property is fully double glazed and features gas central heating via a combi-boiler.

The accommodation comprises two double bedrooms with interconnecting storage, a pretty landing area with feature fireplace, a four-piece bathroom suite with separate shower cubicle & free-standing bath, a bay fronted living room, a separate dining room, a contemporary fitted kitchen, and a private 39' rear garden with access to the side passageway.

Furthermore, this property sits moments away from a wide range of local conveniences, a number of bus routes to both Croydon & Purley town centres and a short walk from the local park.



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