

FOLKLANDS

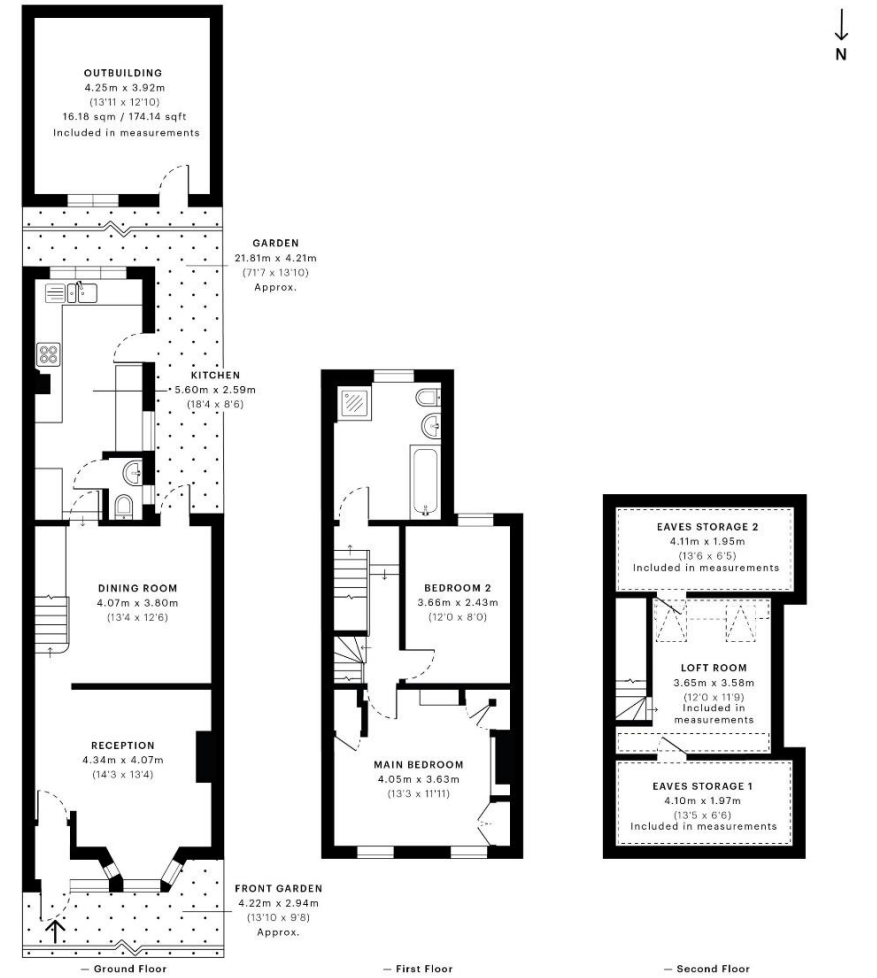
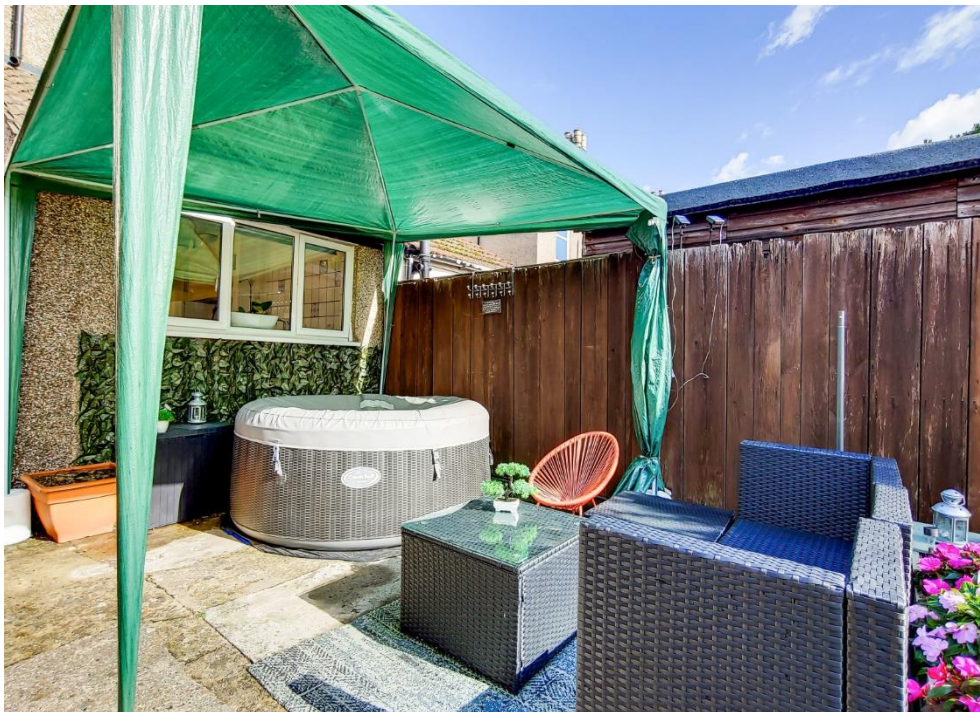
NEWARK ROAD, SOUTH CROYDON
GUIDE PRICE £379,950











GROSS INTERNAL AREA (GIA)
The footprint of the property
131.25 sqm / 1412.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
121.22 sqm / 1304.80 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
18.85 sqm / 202.90 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 127.07 sqm / 1367.77 sqft
IPMS 3C RESIDENTIAL 122.26 sqm / 1316.00 sqft

SPEC ID: 5f6ca6e8b6b3ef0da7b980b6

- ❖ TWO DOUBLE BEDROOM TERRACED HOUSE
- ❖ LARGE SOUTH FACING REAR GARDEN WITH SHED
- ❖ ADDITIONAL LOFT ROOM
- ❖ FOUR PIECE FAMILY BATHROOM SUITE
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 18' KITCHEN
- ❖ SCOPE TO MODERNISE
- ❖ DOWN-STAIRS WC
- ❖ EPC F E R E



**** Chain Free **** A larger than average two double bedroom period terrace house situated within this popular residential road, conveniently located 0.5 miles from South Croydon train station and 0.6 miles from Sanderstead train station.

This bright and spacious home boasts a large South facing rear garden with brick built shed, it benefits from an additional loft room with new Velux windows, has a down-stairs WC, and offers the future owners scope to modernise.

The accommodation comprises master bedroom with ample built in storage, second double bedroom, a modern family bathroom suite with separate shower cubicle, loft room, two reception rooms and a large fitted kitchen with direct access to the private rear garden.

Furthermore, this property enjoys easy access to a wide range of local bus routes, sits a short distance from a good selection of local shops, cafe's & restaurants and is within 0.5 miles from a number of well regarded local primary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		