

FOLKLANDS

A two-story brick house with a central entrance. The entrance features a white portico with two columns and a decorative pediment. There are two doors: a dark blue one on the left and a light green one on the right, both with brass handles and letterboxes. The house has four windows: two on the ground floor and two on the first floor. The windows are white-framed. A large green bush is on the right side of the house. In the background, there are construction cranes and a blue sky with clouds.

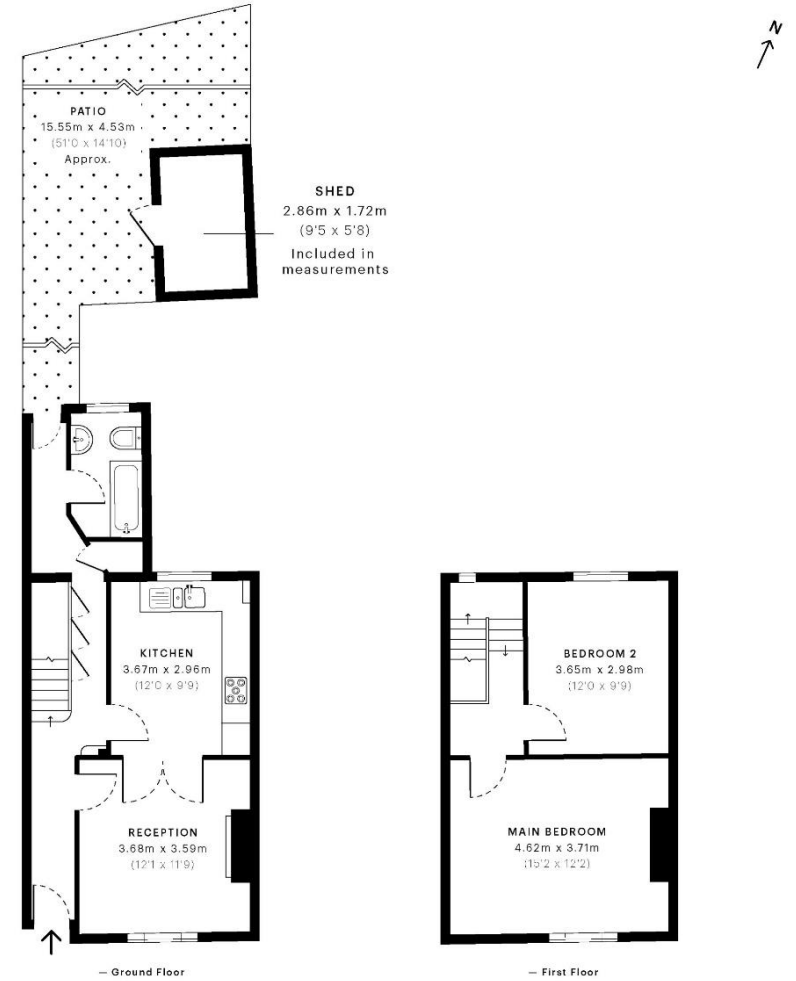
OVAL ROAD, EAST CROYDON
GUIDE PRICE £385,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
76.22 sqm / 820.43 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes: washrooms, restricted head height
70.47 sqm / 758.53 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

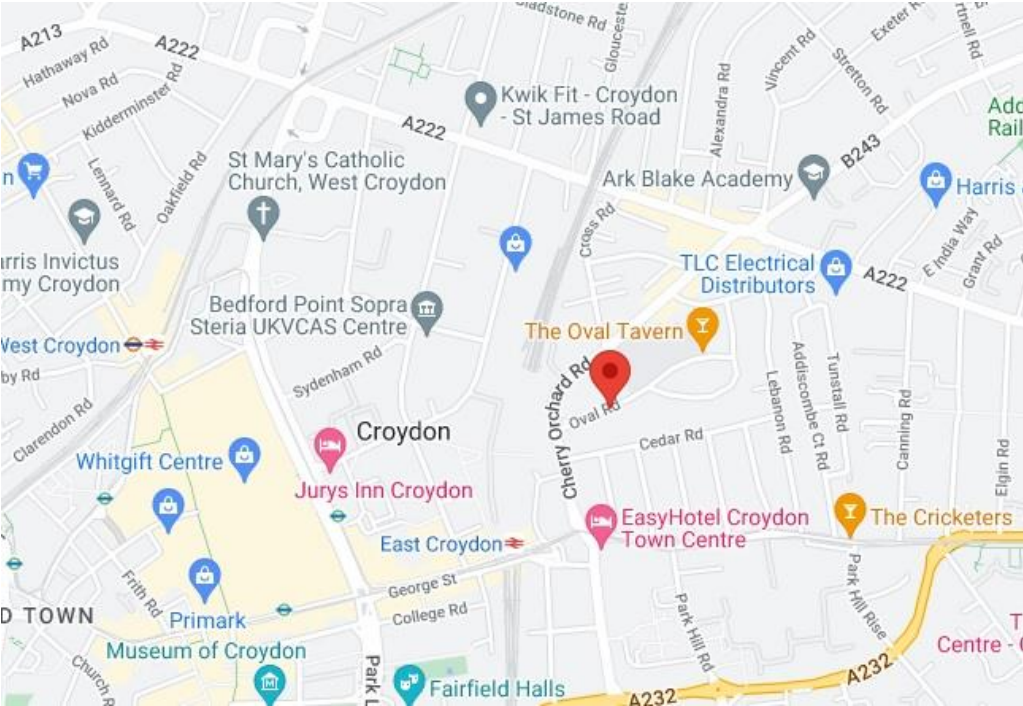


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.29 sqm / 788.89 sqft
IPMS 3C RESIDENTIAL 70.63 sqm / 760.25 sqft

SPEC ID: 62fce8315468900daffee4cd

- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO STOREY MAISONETTE
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ LARGE PRIVATE REAR GARDEN
- ❖ LARGE KITCHEN/DINING ROOM
- ❖ SHARE OF FREEHOLD
- ❖ NO ONWARD CHAIN
- ❖ SCOPE TO LOFT EXTEND (SUBJECT TO PERMISSIONS)
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EPC EER D



**** Chain Free **** A well presented two double bedroom split level period maisonette, situated within this highly popular residential road, conveniently located only 0.2 miles from East Croydon train station.

This bright & spacious home enjoys good décor throughout, it boasts high ceilings, it features double glazing & gas central heating, and it is offered to the market with a share of freehold & a 999 year lease.

The accommodation comprises two sizeable double bedrooms, a large loft space, a spacious lounge with feature fireplace, a 12' x 9'9 kitchen/dining room, and a modern three-piece bathroom suite with shower over-bath. Externally, the property features a large landscaped rear garden with an array of mature shrubs and trees.

Furthermore, this property sits within half a mile of Croydon town centre with its plethora of shops, supermarkets & restaurants, and is a short distance away from the highly acclaimed Box Park complex with its variety of bars & eateries. We feel that this property would prove to be a perfect first time buy, especially for those looking to commute into central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		