

FOLKLANDS

TEMPLE ROAD, SOUTH CROYDON
GUIDE PRICE £300,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
52.76 sqm / 567.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.50 sqm / 532.81 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 52.31 sqm / 563.06 sqft
IPMS 3C RESIDENTIAL 49.76 sqm / 535.83 sqft

SPEC ID: 60ed59ef8348c40de7d911f0



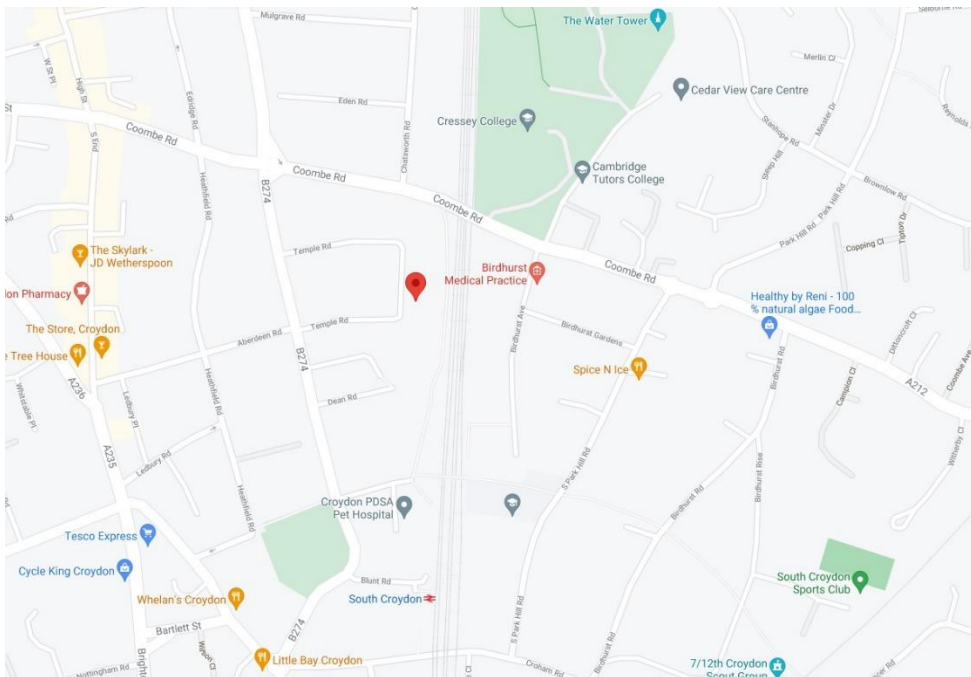
- ❖ TWO DOUBLE BEDROOM GROUND FLOOR CONVERSION FLAT
- ❖ DIRECT ACCESS TO LARGE SHARED GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ CHAIN FREE
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ STYLISH KITCHEN & SHOWER ROOM
- ❖ IDEAL FIRST TIME BUY OR BUY-TO-LET INVESTMENT
- ❖ WALKING DISTANCE TO LOCAL RESTAURANTS & BARS
- ❖ EPC EER D

**** Chain Free **** A two double bedroom ground floor conversion flat situated within this popular residential road, conveniently located only 0.2 miles from South Croydon train station and 0.6 miles from East Croydon train station.

This well-presented property benefits from a private entrance, a lease with circa 99 years remaining on its term and has both a stylish kitchen & shower room. Externally there is direct access to the large shared rear garden which has recently been re-landscaped, and includes a large deck, lawn and raised planting beds. Additionally, the property is fully double glazed and has gas central heating.

The accommodation comprises a large bay fronted master bedroom, a second double bedroom with French doors, an under-stairs storage cupboard, a separate living room, a stylish three-piece shower room, and a contemporary fitted kitchen.

Furthermore, this property sits within an easy reach to Croydon's renowned restaurant quarter with its plethora of restaurants & bars, it is a short distance from the open green spaces of Park Hill park which is an ideal place for keen joggers & dog walkers, and whilst being a quiet residential road we feel this property would make an excellent first time buy or buy-to-let investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		