

FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON
GUIDE PRICE £317,500

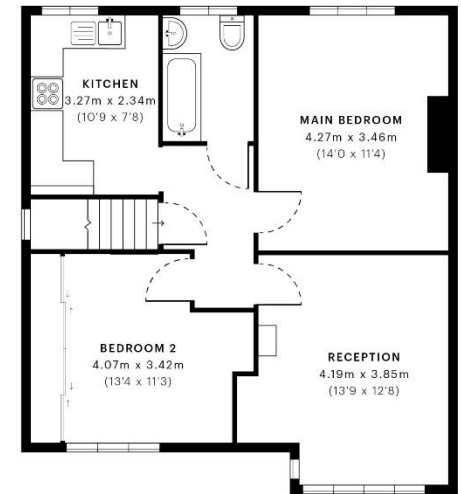
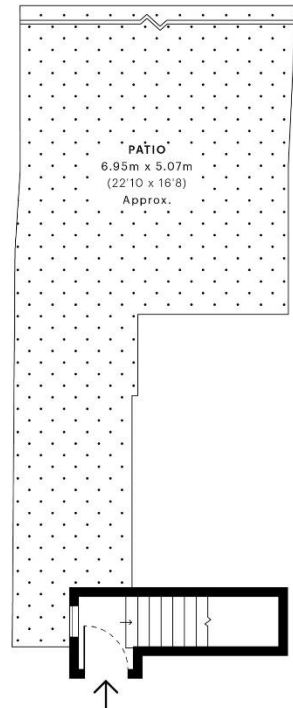


BLANKET
Ultra
FIRE 5000

S E







Ground Floor

First Floor

GROSS INTERNAL AREA (GIA)
This includes all floorspace
65.07 sqm / 700.41 sqft

NET INTERNAL AREA (NIA)
Excludes walls and ceiling thickness
Includes walkways, corridors and floor edges
58.91 sqm / 644.87 sqft

INTERNAL FLOOR COVERED AREAS
Excludes balconies, terraces, etc.
0.00 sqm / 0.00 sqft

NET FLOOR AREA (NFA)
Excludes walls and ceiling thickness
0.00 sqm / 0.00 sqft



Also: Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Floors 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.

IPWS 28 01 2023 00:00:00 65.07 sqm / 700.41 sqft
IPWS 28 01 2023 00:00:00 58.91 sqm / 644.87 sqft
SPEC ID: 5631bc0748c676120dc0285016

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR MAISONETTE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 125 YEARS ON THE LEASE
- ❖ PRIVATE LANDSCAPED REAR GARDEN
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.8 MILES FROM PURLEY TRAIN STATION
- ❖ PRIVATE PARKING SPACE TO REAR
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER D



**** Private Rear Garden ** Off Road Parking **** A well-presented two double bedroom first floor purpose-built maisonette, conveniently situated 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station, which collectively offer excellent links into central London.

This bright & spacious property benefits from a private entrance, features a long lease with 125 years remaining, there is gas central heating and double glazing throughout. Externally the property boasts a landscaped West facing private patio garden, ideal for entertaining; and has a private parking space to the rear.

The accommodation comprises two double bedrooms (One with a full range of fitted wardrobes), a large bay-fronted living room with stripped wooden floorboards, a modern fitted kitchen with ample worksurface & storage space, and a stylish three-piece bathroom suite.

Furthermore, this property sits moments from the local gym, has a wide range of local amenities nearby, it is well connected with local bus routes and is only a short walk from the open green spaces of South Croydon recreational grounds or Purley Rotary field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		