

FOLKLANDS



ADAMS WAY, CROYDON

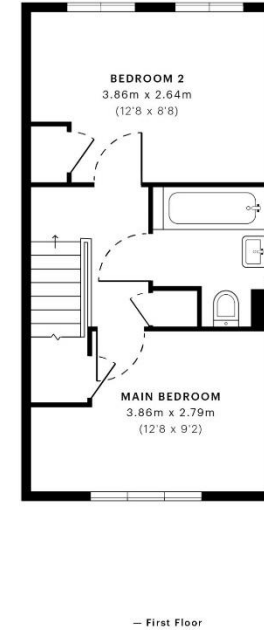
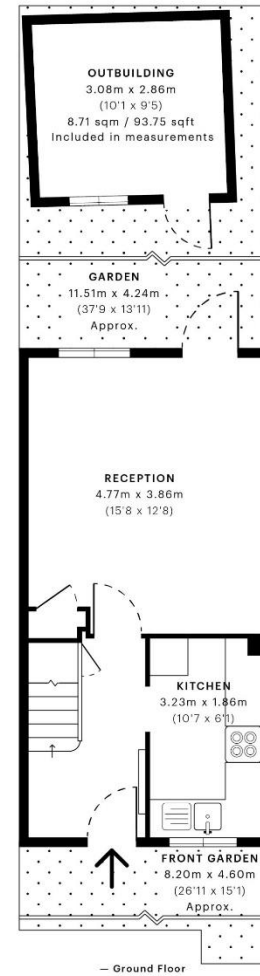
GUIDE PRICE £350,000











 GROSS INTERNAL AREA (GIA) The footprint of the property 69.68 sqm / 750.03 sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features Including washrooms, restricted head height 56.59 sqm / 609.13 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 68.15 sqm / 733.56 sqft
IPMS 3C RESIDENTIAL 66.46 sqm / 715.37 sqft

SPEC ID 622b405efe35860ded3b38aa

- ❖ TWO DOUBLE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ PRIVATE SOUTH FACING REAR GARDEN
- ❖ GARDEN CABIN WITH POWER & LIGHTING
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ 0.6 MILES FROM NORWOOD JUNCTION
- ❖ 0.4 MILES FROM THE LOCAL TRAM STOP
- ❖ FIRST FLOOR BATHROOM WITH WINDOW
- ❖ EPC EER D

A smartly presented two double bedroom end-of-terrace house, situated within this quiet cul-de-sac setting, conveniently located only 0.6 miles from Norwood Junction, 0.4 miles from Blackhorse Lane Tram stop, and moments from the 410 & 197 bus routes.

This bright & airy home features a private South facing rear garden, it has a well-constructed garden cabin with power & lighting, making it possible to convert into an office, there is off-road-parking for one car, and free street parking. The house also boasts ample storage space, with an external cupboard to the front of the house, a large loft space, and under-stairs storage.

The accommodation comprises two double bedrooms each with a fitted wardrobe cupboard, a modern three-piece bathroom suite, a separate fitted kitchen, and a large lounge/ dining room with door leading onto the private garden. The property is fully double glazed and has a gas central heating system with a combi-boiler.

Furthermore, this property sits moments from the open green spaces of Brickfields Meadow & Ashburton Park, and a short walk to a wide range of local shops and amenities. In our opinion, this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		
			88 B