



FOLKLANDS

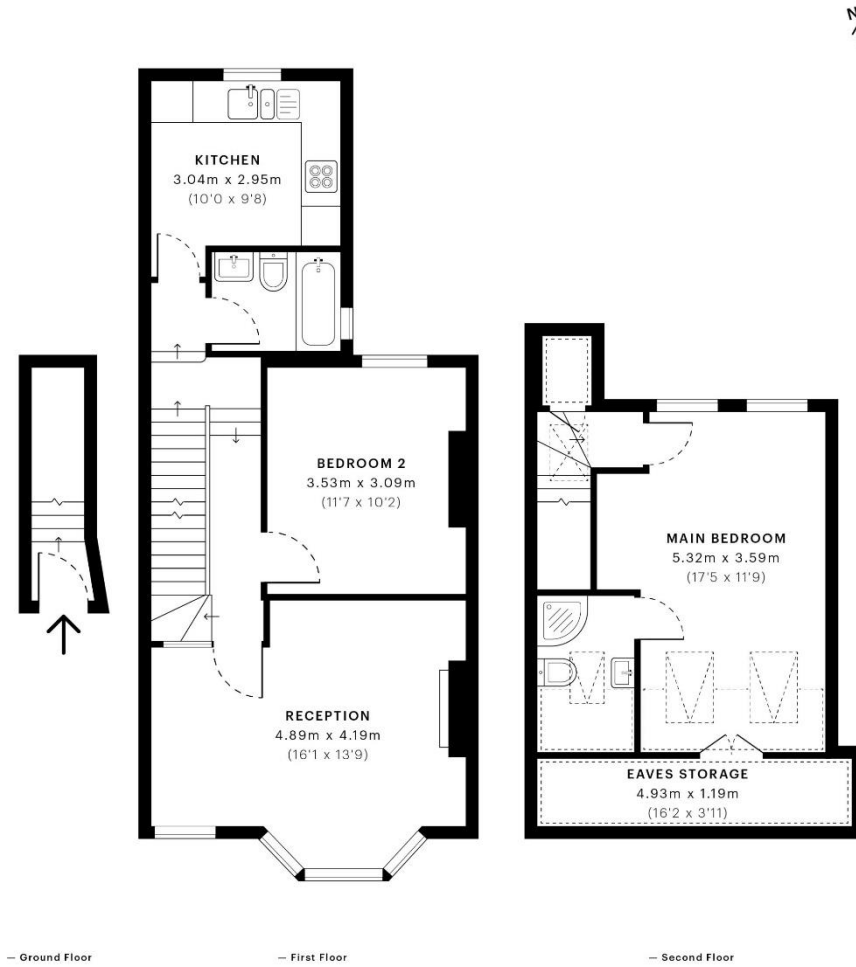
BROOMHALL ROAD, SOUTH CROYDON
GUIDE PRICE £350,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
83.11 sqm / 894.59 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features, includes washrooms, restricted head height
75.12 sqm / 808.58 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
10.75 sqm / 115.71 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 79.36 sqm / 854.22 sqft
IPMS 3C RESIDENTIAL 75.88 sqm / 816.77 sqft

SPEC ID: 60fe99e4a63d500e5d0bf5d7

- ❖ CHAIN FREE
- ❖ TWO DOUBLE BEDROOM FLAT
- ❖ SPLIT LEVEL ACCOMMODATION
- ❖ TWO BATHROOMS
- ❖ SHARE OF FREEHOLD
- ❖ MOMENTS FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 16' BAY FRONTED LOUNGE/DINING ROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EPC EER D

**** Chain Free **** A large split level two double bedroom conversion flat situated in this quiet residential road, conveniently located moments from Sanderstead train station and 0.3 miles from Purley Oaks train station, which collectively offer fast services into London Bridge & London Victoria.

This spacious property is presented in excellent condition throughout, it boasts a share of freehold, is fully double glazed and has gas central heating.

The accommodation comprises master bedroom with eaves storage & an en-suite shower room, a second double bedroom, a 16' bay-fronted lounge/dining room with a feature fireplace, a beautifully appointed family bathroom suite, and a stylish fitted kitchen.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens, and within an easy reach of both Purley & Croydon town centres.

