

FOLKLANDS



CHELSHAM ROAD, SOUTH CROYDON

GUIDE PRICE £450,000



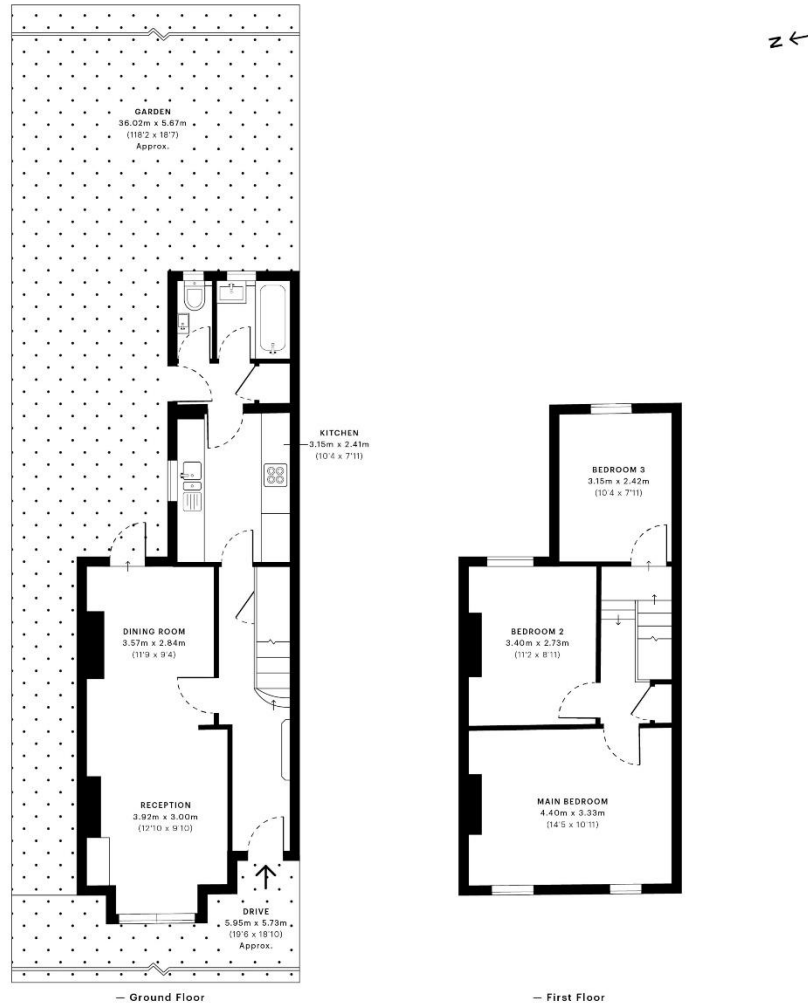












GROSS INTERNAL AREA (GIA)
The total of the square
82.94 sqm / 892.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and other fixtures
Includes windows, measured to top height
78.27 sqm / 820.06 sqft

EXTERNAL STRUCTURAL ELEMENTS
Including balconies, verandas etc.
0.00 sqm / 0.00 sqft

ADDITIONAL FLOOR HEIGHT
Used where more than 1.5m
0.44 sqm / 4.74 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 most accurate points of measurement captured in the scan.

APR 2023 04:10:00:00 82.94 sqm / 892.76 sqft
APR 2023 04:10:00:00 78.27 sqm / 820.06 sqft

SPEC ID: 562e8d6133d394b0de65165bac

- ❖ THREE DOUBLE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ OFF STREET PARKING
- ❖ LARGE GARDEN WITH SIDE ACCESS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ 0.5 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ DOUBLE RECEPTION ROOM
- ❖ EPC EER E



A well-presented three double bedroom semi-detached house, situated within this popular residential road, conveniently located only 0.5 miles from both South Croydon & Sanderstead train stations, and nearby several local bus routes.

This bright & airy home enjoys excellent décor throughout, both the kitchen & bathroom were newly fitted over the last 2-3 years (Both rooms include underfloor heating), the property is fully double-glazed and has gas central heating. Additionally, the property features off-road parking for a modest sized car, has side access, and there is a large lawned garden to the rear.

The accommodation comprises three double bedrooms, a large loft space with scope to extend (stpp), a bay-fronted double reception room with hardwood flooring, under stairs storage, a stylish fitted kitchen with integrated appliances, and a modern bathroom with separate W/C.

Furthermore, this property sits moments away from a wide range of local shops, cafes & restaurants, making it a highly convenient location to live in.

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