

FOLKLANDS



BLenheim PARK ROAD, SOUTH CROYDON

GUIDE PRICE £425,000





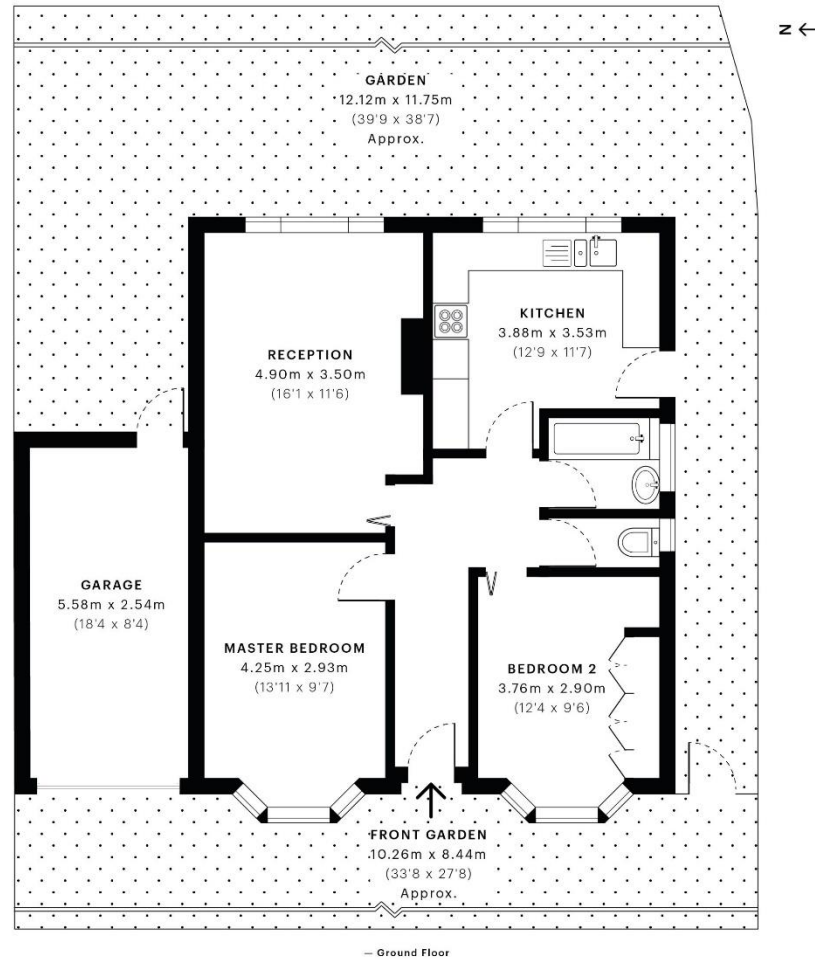


Blenheim Park Road, CR2

CAPTURE DATE
05/06/2020

LASER SCAN POINTS
161,216,413

GROSS INTERNAL AREA
80.9 Sqm / 870.6 Sqft



 GROSS INTERNAL AREA (GIA)
The footprint of the property.
80.9 Sqm / 870.6 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
75.7 Sqm / 815.1 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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
82.5 Sqm / 887.9 Sqft
IPMS 3C RESIDENTIAL
77.3 Sqm / 832.4 Sqft

SPEC ID
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- ❖ DETACHED BUNGALOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ GARAGE & OFF ROAD PARKING
- ❖ PRIVATE GARDEN
- ❖ MODERNISATION REQUIRED
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ GAS CENTRAL HEATING
- ❖ CHAIN FREE
- ❖ EPC EER D

**** Chain Free **** A two double bedroom detached bungalow situated within this highly desirable residential road, conveniently located only 0.3 miles from Purley Oaks train station and 0.4 miles from Sanderstead train station, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

Requiring modernisation, this well-proportioned home benefits from off road parking, a garage, side access and gas central heating. The property also enjoys being fully double glazed and with an elevated position there are pleasant views to the rear.

The accommodation comprises two double bedrooms, a spacious living room, a kitchen breakfast room, a bathroom & separate WC, ample loft space, and a secluded rear garden.

Furthermore, this property sits moments away from the open green spaces of South Croydon recreation grounds and is within an easy reach of a wide range of local conveniences.

