

FOLKLANDS



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BRICKWOOD ROAD, EAST CROYDON

GUIDE PRICE £695,000











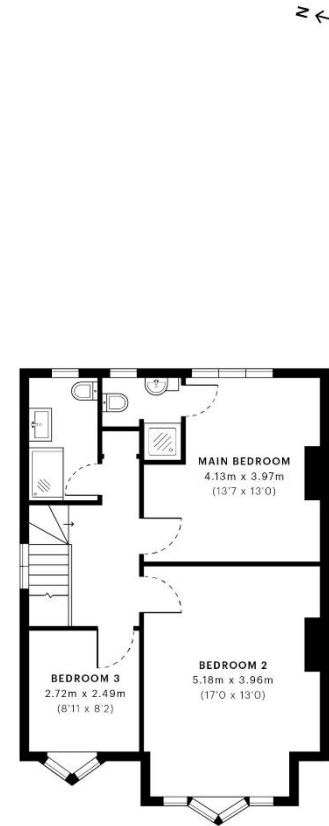








— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
152.91 sqm / 1645.91 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
142.81 sqm / 1537.19 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 149.55 sqm / 1609.85 sqft
IPMS 3C RESIDENTIAL 143.92 sqm / 1549.14 sqft

SPEC ID 61363d8699595e0de047de12

- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ THREE BATHROOMS & AN ADDITIONAL WC
- ❖ EXTENDED KITCHEN & HOME OFFICE
- ❖ 0.2 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILE FROM LEBANON ROAD TRAM STOP
- ❖ LARGE REAR GARDEN
- ❖ OFF ROAD PARKING
- ❖ PRIVATE GARAGE
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ EPC EER D

A recently extended & modernised three-bedroom semi-detached house situated within this highly desirable residential road, conveniently located only 0.2 miles from East Croydon train station and 0.1 mile from Lebanon Road tram stop.

Having undergone extensive renovations this spacious home boasts well-proportioned rooms, with an extended kitchen and the recent addition of a home-office. The owners have also introduced two further bathrooms and a downstairs WC. Externally the house features off-road parking, a private garage and a large lawned rear garden.

The accommodation comprises a large bay-fronted master bedroom, a second double bedroom with en-suite shower room, a third bedroom, a stylish family shower room, a wide entrance hall, a further downstairs shower room, two ample reception rooms with stripped wooden floorboards, a 19' extended kitchen, and an independent home-office with its own WC. Additionally, there is a substantial loft space which would give the future owner ample scope to extend into (STPP).

Furthermore, this property sits a short distance away from a wide range of local shops, has a gym within 0.2 miles, and is approximately half a mile from Croydon town centre and the widely acclaimed Box Park complex. In our opinion, we feel that this property would make a wonderful family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		