

FOLKLANDS

P Mon - Sat
9 am - 5 pm
Permit holders **E1**
or
Pay at machine
across road
Display ticket
or
Pay by phone
020 3046 0010
quoting location
19578
Max stay 4 hours

002

CHISHOLM ROAD, EAST CROYDON
GUIDE PRICE £685,000

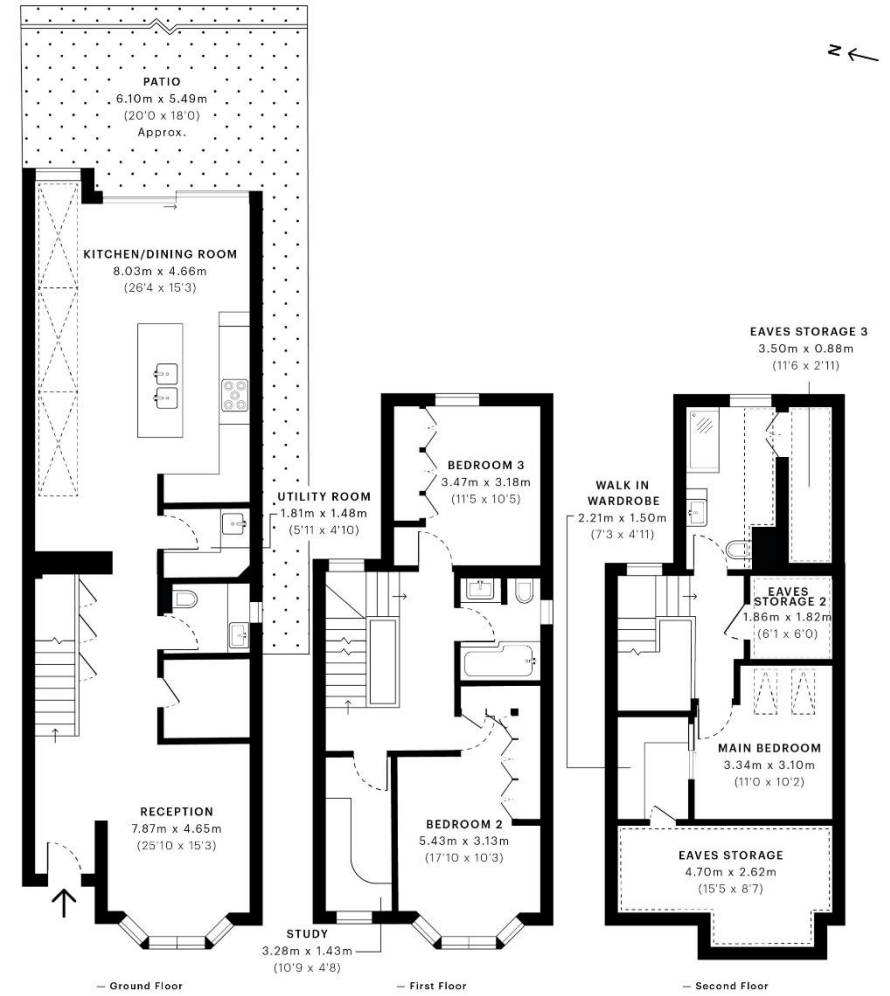
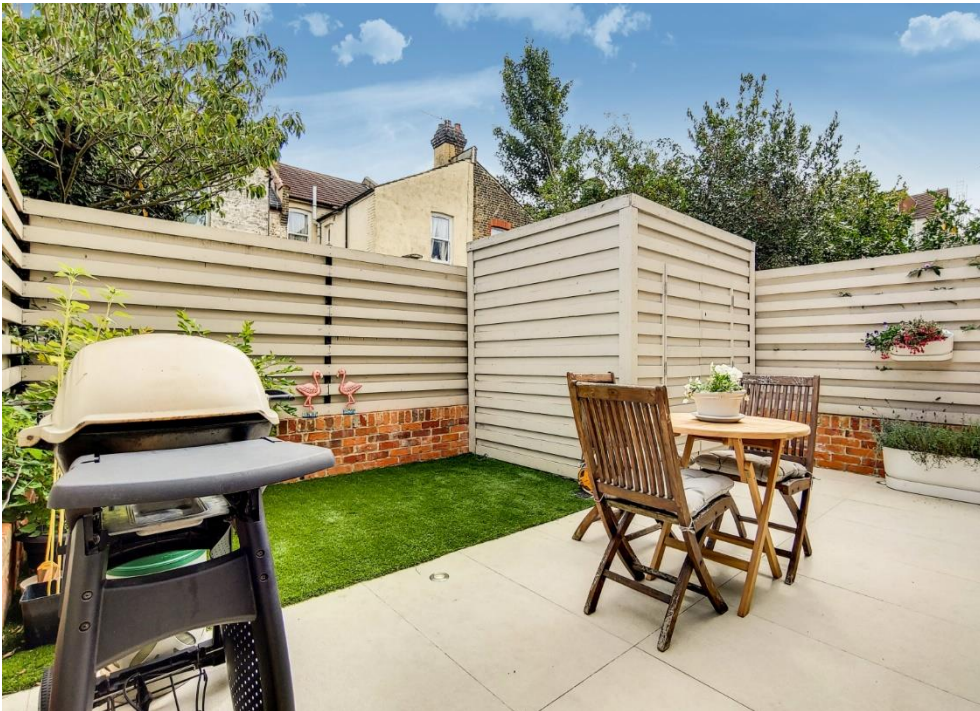












	GROSS INTERNAL AREA (GIA) The footprint of the property 164.52 sqm / 1770.88 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 146.54 sqm / 1577.34 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 18.62 sqm / 200.42 sqft
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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 157.68 sqm / 1697.25 sqft
 IPMS 3C RESIDENTIAL 148.73 sqm / 1600.92 sqft
 SPEC ID: 5f1a8c774e28350a3881ac68

- ❖ THREE/FOUR BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ NEWLY BUILT IN 2019
- ❖ ULTRA-HIGH ENERGY RATING WITH SOLAR PANELS
- ❖ 0.3 MILES FROM EAST CROYDON TRAIN STATION
- ❖ MOMENTS FROM LEBANON ROAD TRAM STOP
- ❖ CONTEMPORARY DESIGN THROUGHOUT
- ❖ BEAUTIFUL KITCHEN/ FAMILY ROOM
- ❖ WONDERFULLY LIGHT & AIRY
- ❖ EPC EER B

**** Chain Free **** An architecturally designed three/four bedroom end-of-terrace house situated within this desirable residential road, conveniently located only 0.3 miles from East Croydon train station and moments from Lebanon Road tram stop.

This wonderfully bright & airy home was built to a high-specification in 2019 and boasts an extremely high energy rating, there is 1770 sqft of floor space, and whilst having been designed externally to fit into the Edwardian theme of the local housing stock, internally it offers all of the mod-cons that you could expect from a bespoke brand new home, along with solar panels. Along with having an open plan feel running through the centre of the house with large bespoke glass windows allowing ample natural light in, the house boasts a substantial amount of storage space, thermostatically controlled under-floor heating throughout, and a flexible array of accommodation.

The accommodation comprises three double bedrooms, a study/bedroom four, a stylish shower room with wet-room style shower, a three piece family bathroom suite with shower over-bath, a bay-fronted reception room, a large cloakroom cupboard & down-stairs WC, a separate utility room, and a beautifully appointed 26' kitchen/family room with an island breakfast bar, a feature exposed-brick wall, sliding patio doors and a contemporary fitted kitchen. Externally the house enjoys a low maintenance rear garden with a storage room and side access to the street.

Furthermore, the 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. This property also falls within an easy reach of several state & private primary and secondary schools. In our opinion, this property would make a wonderful family home.

