

FOLKLANDS



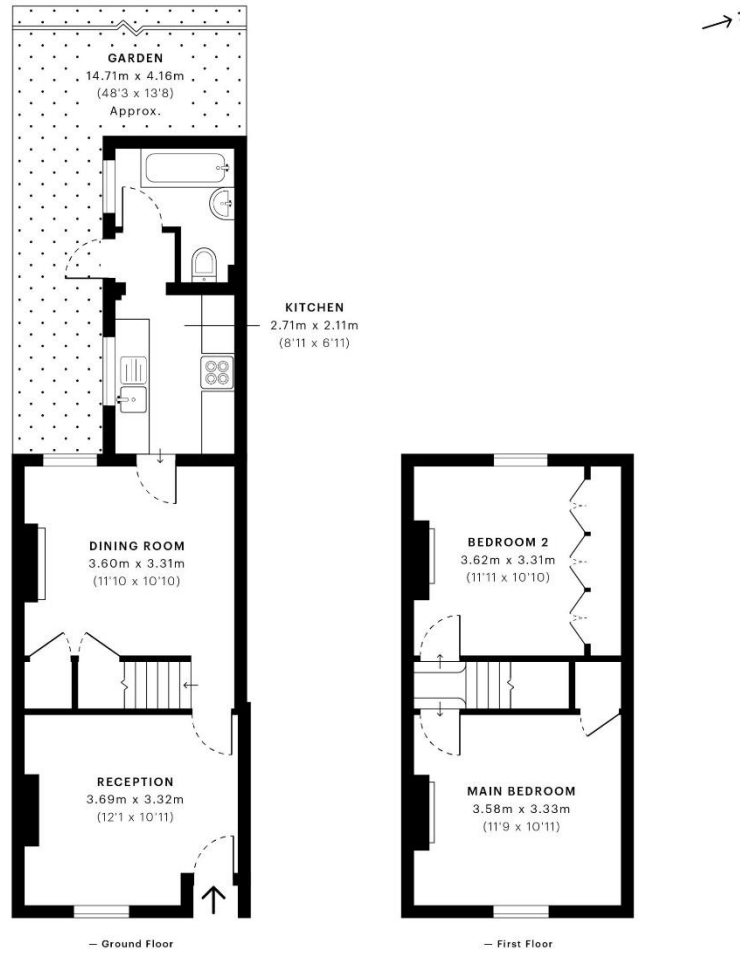
NO PARKING
7 DAYS A WEEK
24^{HR} ACCESS
REQUIRED AT ALL TIMES

UNION ROAD, CROYDON

GUIDE PRICE £310,000







 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
66.08 sqm / 711.28 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
60.11 sqm / 647.02 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.6 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 62.86 sqm / 676.62 sqft
IPMS 3C RESIDENTIAL 60.39 sqm / 650.03 sqft

SPEC ID: 60c23590c6b5fe0de5d27a2d

- ❖ TWO DOUBLE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ PRIVATE REAR GARDEN
- ❖ 0.5 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.6 MILES FROM SELHURST TRAIN STATION
- ❖ TWO RECEPTION ROOMS
- ❖ NEARBY LOCAL AMENITIES
- ❖ IDEAL FIRST TIME BUY
- ❖ SCOPE TO RENOVATE
- ❖ EPC EER E

A two double bedroom semi-detached house situated within this popular town centre location, conveniently located only 0.5 miles from West Croydon train station and 0.6 miles from Selhurst train station. There are also several bus routes just moments around the corner, providing excellent connections.

This bright & airy home boasts well-proportioned rooms, is fully double glazed, has a large loft space, and enjoys a particularly private & well-stocked rear garden.

The accommodation comprises two double bedrooms each with feature fireplaces & built-in wardrobes, two full width reception rooms, a separate fitted kitchen, and a three-piece down-stairs bathroom suite.

Furthermore, this property sits moments from a wide range of local amenities, and a short walk to the plethora of shops, cafes & restaurants in Croydon town centre. In our opinion this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		