

FOLKLANDS



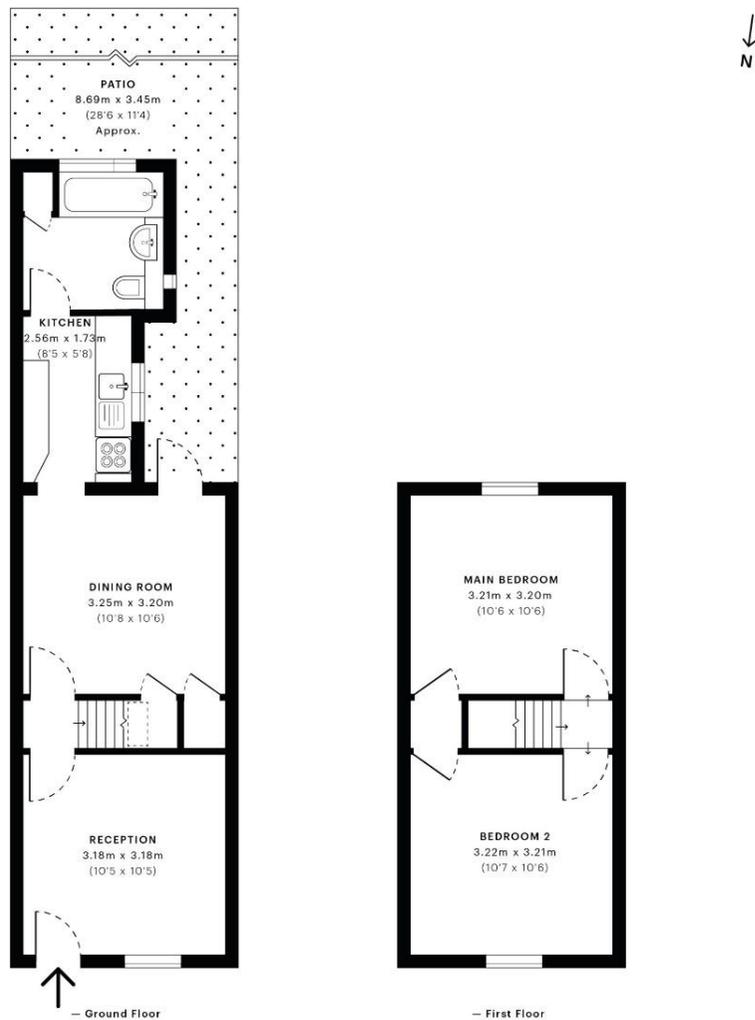
ELAND ROAD, CROYDON

GUIDE PRICE £315,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
56.55 sqm / 608.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
53.42 sqm / 575.01 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.58 sqm / 6.24 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 55.50 sqm / 597.40 sqft
IPMS 3C RESIDENTIAL 53.54 sqm / 576.30 sqft

SPEC ID: 609526839fcd10dca6a5a2f

- ❖ TWO DOUBLE BEDROOMS
- ❖ PERIOD TERRACE HOUSE
- ❖ NEW COMBI-BOILER IN MARCH 2020
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ 0.4 MILES TO WADDON TRAIN STATION
- ❖ 0.8 MILES FROM EAST CROYDON TRAIN STATION
- ❖ SOUTH FACING REAR GARDEN
- ❖ MOMENTS FROM WANDLE PARK
- ❖ EPC EER E

A two double bedroom period end-of-terrace house situated within this quiet cul-de-sac, conveniently located only 0.2 miles from the local tram stop and 0.4 miles from Waddon train station which provides a fast service to London Bridge with journey times from just 23 minutes. Additionally, East Croydon train station sits just 0.8 miles away, making it a comfortable walk or a quick hop on the tram.

This neatly presented home is well decorated throughout, is fully double glazed and features a newly installed combi-boiler in March 2020.

The accommodation comprises two double bedrooms, ample loft storage space, two full-width reception rooms, a smartly presented kitchen and a modern bathroom suite. Externally the property enjoys a South facing patio garden with side access.

Furthermore, this property sits moments away from a range of local convenience stores, is a short walk from the open green spaces of Wandle Park, and is less than half a mile from the vast range of shops in Croydon town centre. In our opinion, we feel that this property would make the ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		