

FOLKLANDS



DUPPAS ROAD, CROYDON
GUIDE PRICE £389,950







Duppas Road, Croydon

Approximate Gross Internal Area = 75.6 sq m / 814 sq ft

Garage = 14 sq m / 151 sq ft

Total = 89.6 sq m / 965 sq ft

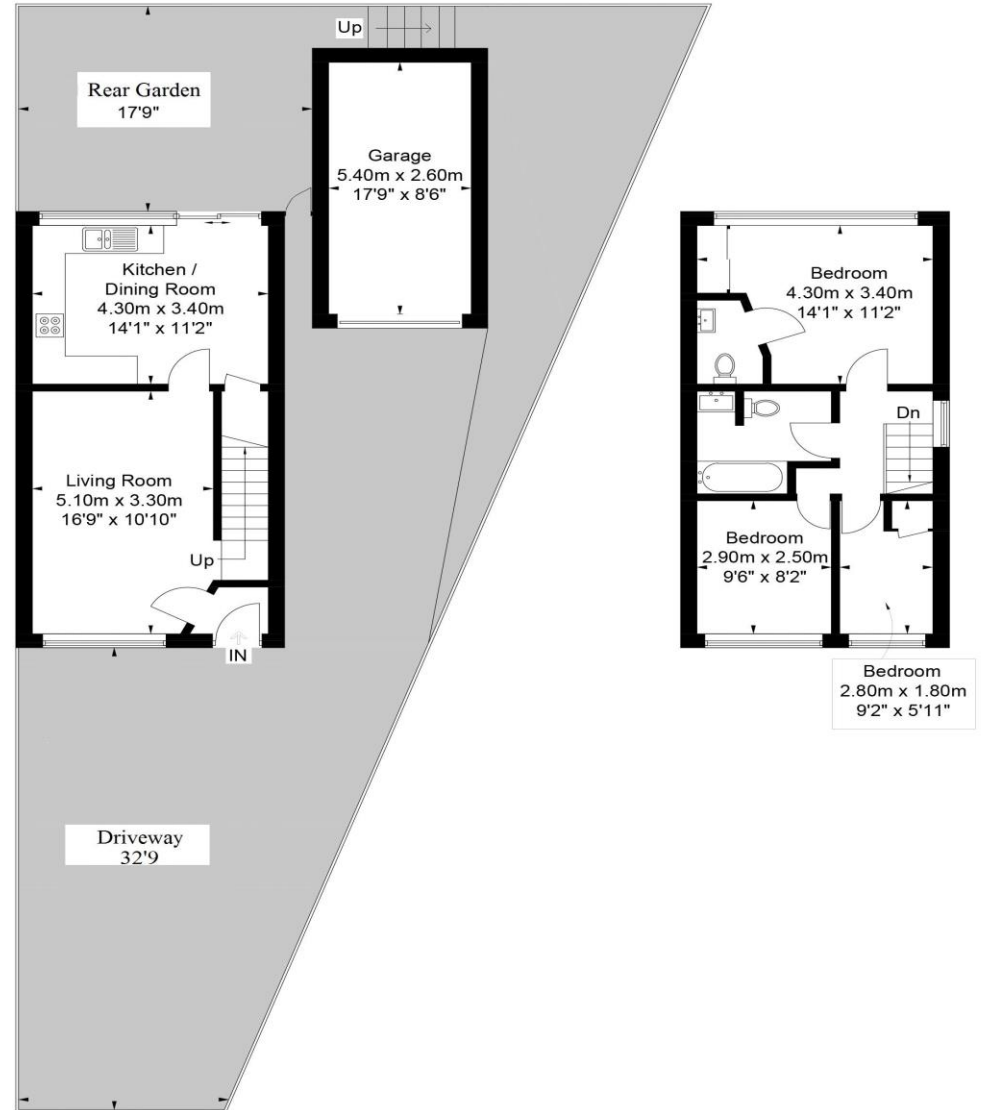
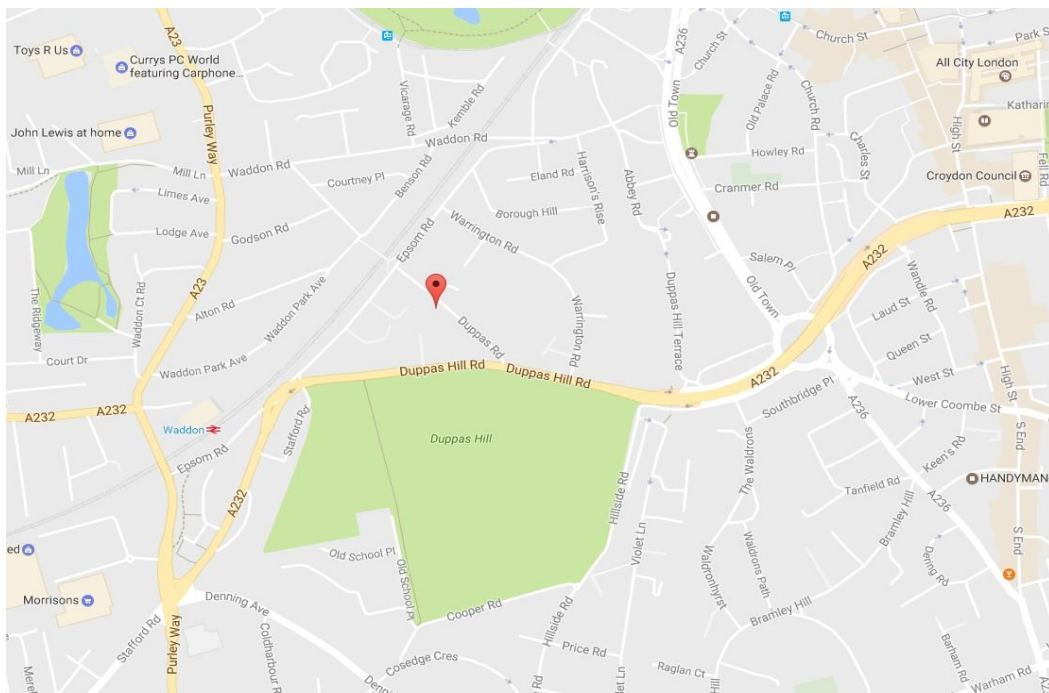


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID323334)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ END OF TERRACE HOUSE
- ❖ AMPLE OFF ROAD PARKING
- ❖ PRIVATE GARAGE
- ❖ SCOPE TO EXTEND (STPP)
- ❖ 0.2 MILES FROM WADDON TRAIN STATION
- ❖ 0.3 MILES FROM THE LOCAL TRAM STOP
- ❖ STYLISH KITCHEN/ DINING ROOM
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ WELL PRESENTED



A smartly presented three bedroom modern terrace house situated within this quiet residential road, conveniently located only 0.2 miles from Waddon train station, 0.3 miles from the local tram stop and approximately one mile from Croydon town centre.

This well presented property enjoys particularly light & airy rooms, is double glazed throughout, boasts ample off road parking, a private garage, ample storage space and offers the potential purchaser scope to extend to the side or convert the garage (STPP).

The accommodation comprises large living room, stylish kitchen/ dining room with sliding doors leading onto the patio garden, master bedroom with built in wardrobes & en-suite WC, two further bedrooms and a modern three piece bathroom suite.

Furthermore, this property sits moments away from the open green spaces of Duppas Hill Park, a short distance from a range of supermarkets & the local leisure centre, and within half a mile from a number of local primary & secondary schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating (CO ₂)		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C		71	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.