

FOLKLANDS



THE WALDRONS, CROYDON
GUIDE PRICE £275,000

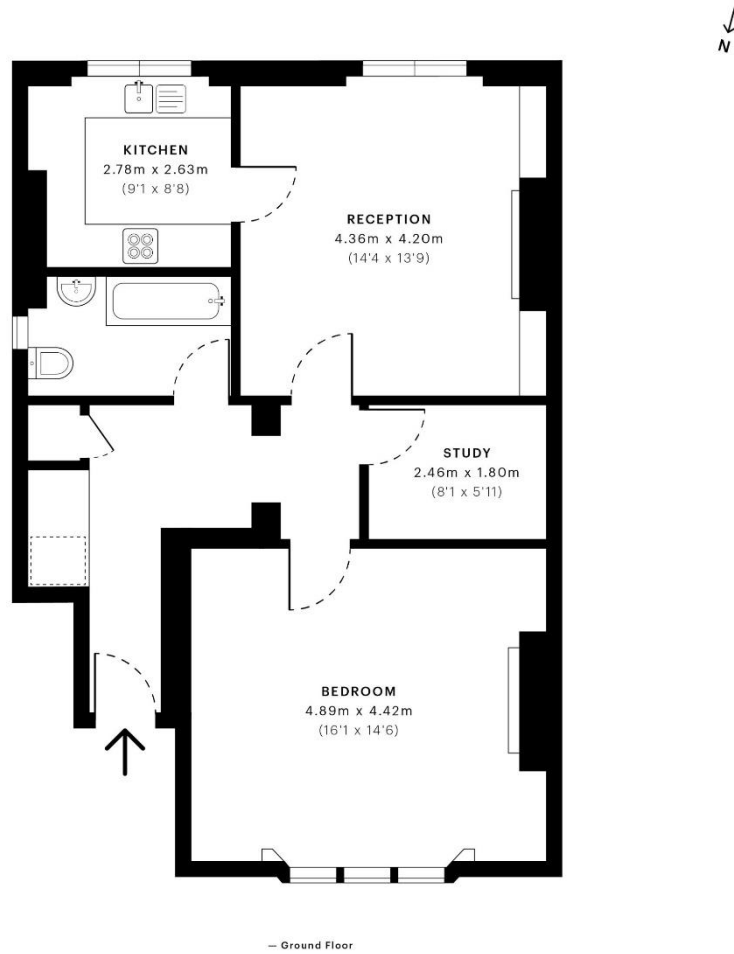












GROSS INTERNAL AREA (GIA)
The footprint of the property
69.95 sqm / 752.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.53 sqm / 683.83 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.58 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 68.55 sqm / 737.87 sqft
IPMS 3C RESIDENTIAL 63.94 sqm / 688.24 sqft

SPEC ID 629610c727fefa0dbc58159d

- ❖ ONE DOUBLE BEDROOM + STUDY
- ❖ EXCEPTIONALLY SPACIOUS (752 SQFT)
- ❖ RAISED GROUND FLOOR
- ❖ SHARE OF FREEHOLD
- ❖ OFF ROAD PARKING FOR ONE CAR
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ LOCATED WITHIN THE WALDRONS CONSERVATION AREA
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ MOMENTS FROM DUPPAS HILL PARK
- ❖ EPC EER C

**** One Double Bedroom Plus Study **** A superbly presented one double bedroom raised ground floor conversion flat, situated within this pretty conservation area, with views over the local green, conveniently located only 0.6 miles from South Croydon train station and 0.5 miles from Waddon train station.

This exceptionally spacious property boasts many period features, including high-ceilings, ornate cornice, stripped wooden floorboards, two feature fireplaces, high skirting boards and original architrave but to name a few. Additionally, this property benefits from a share of freehold, off-road parking for one car, and gas central heating.

The accommodation comprises an exceptionally spacious master bedroom, a small study room, a wide entrance with excellent fitted storage, a stylish three-piece bathroom suite with shower over-bath, a 14'4 x 13'9 living room, and a stylish fitted kitchen. Externally, residents have use of a small communal garden space to the rear of the building.

The Waldrons was built as a private estate in the mid 1800s. It still has a special feel. The semi-detached Victorian house is set well back from the quiet, leafy, tree lined street. The Waldrons green space and Duppas Hill park are seconds away, and the South Croydon Restaurant Quarter is only a few minutes' walk. In our opinion, this property would make the perfect first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		