

FOLKLANDS



BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £325,000

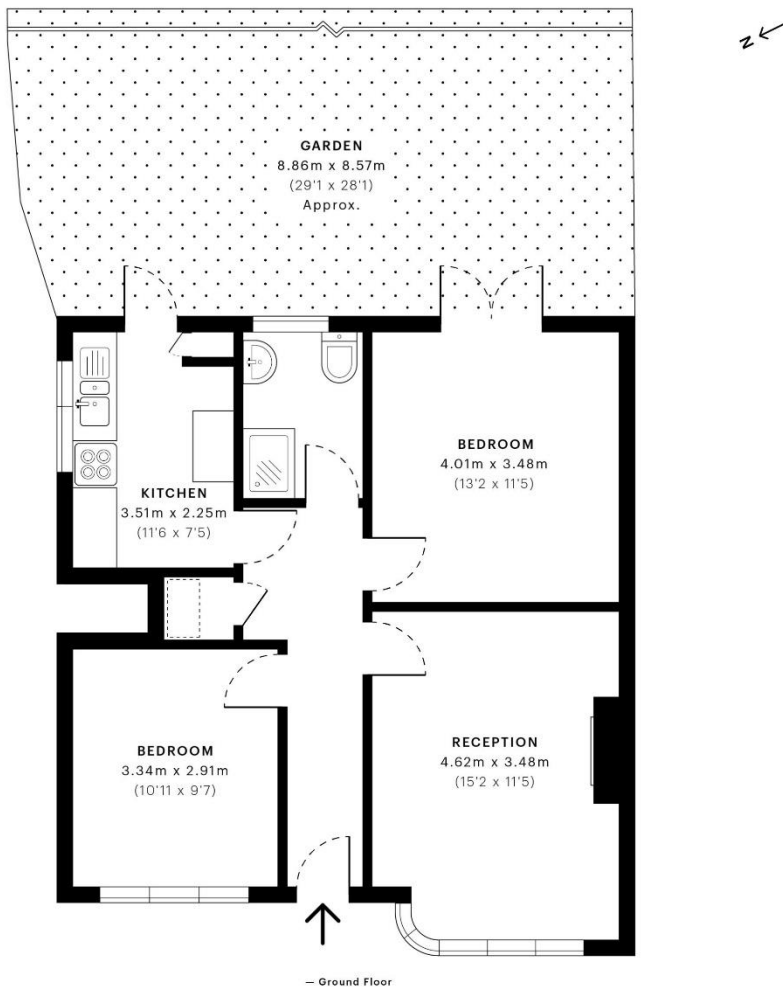












GROSS INTERNAL AREA (GIA)
The footprint of the property
60.97 sqm / 656.28 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
57.75 sqm / 621.62 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.53 sqm / 5.70 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 60.44 sqm / 650.57 sqft
IPMS 3C RESIDENTIAL 57.75 sqm / 621.62 sqft

SPEC ID 60db09de5c6b790de01df6cc

- ❖ TWO DOUBLE BEDROOM MAISONETTE
- ❖ PRIVATE FRONT & REAR GARDENS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ NEWLY BUILT GARDEN CABIN
- ❖ ULTRA LONG LEASE WITH OVER 950 YEARS
- ❖ 0.2 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ 0.8 MILES FROM PURLEY TRAIN STATION
- ❖ NEARBY TO LOCAL AMENITIES
- ❖ PRIVATE ENTRANCE
- ❖ EPC EER C

**** Private Garden & Cabin **** A superbly presented two double bedroom ground floor purpose-built maisonette, conveniently situated 0.2 miles from Purley Oaks train station and 0.8 miles from Purley train station, which collectively offer excellent links into central London.

This bright & spacious property benefits from a private entrance, a long lease with over 950 years remaining, and has excellent décor throughout. Externally the property has full ownership of the front garden and boasts a smartly landscaped private rear garden which houses a newly built garden-cabin (Ideal for working from home).

The accommodation comprises two double bedrooms, a large living room, a fitted kitchen with ample workspace & storage space, a modern three-piece shower room, and an under-stairs hallway cupboard.

Furthermore, this property sits moments from the local gym, with a wide range of local amenities nearby, it is well connected with local bus routes and is only a short walk from the open green spaces of South Croydon recreational grounds or Purley Rotary field.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		