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KEENS ROAD, CENTRAL CROYDON

GUIDE PRICE £380,000











FOLKLANDS

Keens Road, CRO

CAPTURE DATE 18/09/2020 LASER SCAN POINTS 34,868,049

GROSS INTERNAL AREA

64.61 sqm / 695.46 sqft



<p>GROSS INTERNAL AREA (GIA) The footprint of the property 64.61 sqm / 695.46 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 58.63 sqm / 631.09 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft</p>
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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 62.11 sqm / 668.55 sqft
IPMS 3C RESIDENTIAL 59.22 sqm / 637.44 sqft

spec id: 5f4e1ce37bdd490db71e88c4

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS
- ❖ TERRACE HOUSE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 41' PRIVATE REAR GARDEN
- ❖ OFF STREET PARKING FOR A MOTORBIKE OR SMALL CITY CAR
- ❖ FIRST FLOOR BATHROOM
- ❖ 0.4 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ NEARBY TO LOCAL CONVENIENCES
- ❖ EPC EER D



A well presented two double bedroom terrace house, situated on this popular residential road, conveniently located only 0.4 miles from South Croydon train station, and 0.5 miles from the local Tram stop in central Croydon.

This bright & airy home benefits from good décor throughout, has the advantage of a first floor bathroom, and is fully double glazed. Externally the house features a 41' South-East facing rear garden and to the front there is off-street parking for a motorbike or small city car.

The accommodation comprises a sizeable master bedroom with a feature fireplace & a built-in wardrobe cupboard, a second double bedroom, a stylish three piece bathroom suite, two full width reception rooms, ample under-stairs storage, and a small but well fitted modern kitchen with door to rear garden. The rear garden enjoys a large lawn, a small patio area, a wooden shed and external power points & water tap.

Furthermore, this property sits on the edge of the popular Restaurant Quarters in South Croydon, which boasts a plethora of bars, cafes and restaurants, within an easy reach of the wonderful open green spaces of Park Hill Park, and nearby to several well-connected bus routes. In our opinion this property would make a wonderful home.

