

FOLKLANDS



WESTFIELD ROAD, CROYDON

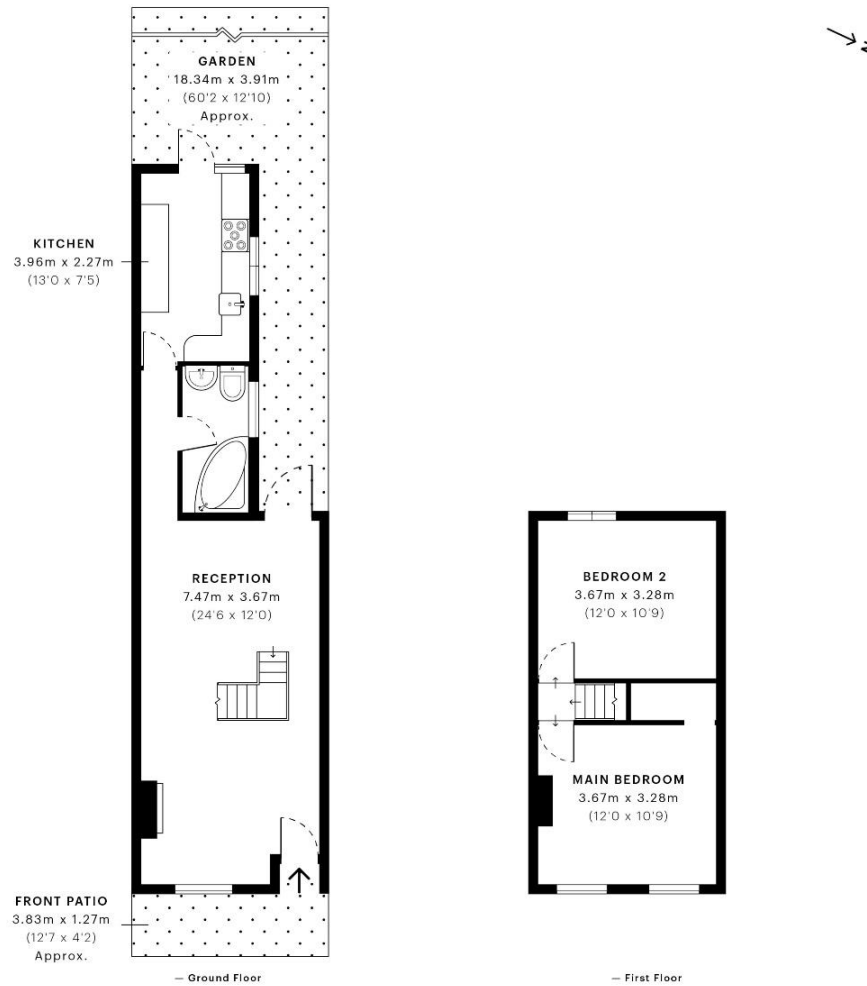
GUIDE PRICE £350,000











GROSS INTERNAL AREA (GIA)
The sum of all areas within the property.
69.97 sqm / 753.15 sqft

NET INTERNAL AREA (NIA)
Excludes internal walls and structural elements.
Excludes mezzanines, restricted floor heights.
66.26 sqm / 713.22 sqft

EXTERNAL STRUCTURAL PERIMETER
Including terraces, mezzanines.
0.00 sqm / 0.00 sqft

OVERFLOATH AREA (OFA)
Limited use areas over 1.5m.
0.00 sqm / 0.00 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.

AREA OF RESIDENTIAL: 69.97 sqm / 753.15 sqft
AREA OF NON-RESIDENTIAL: 0.00 sqm / 0.00 sqft

SPEC ID: 563f32f7715730b0dc15e1917

- ❖ TWO DOUBLE BEDROOMS
- ❖ TERRACE HOUSE
- ❖ QUIET RESIDENTIAL ROAD
- ❖ SOUTH FACING REAR GARDEN
- ❖ REQUIRES MODERNISATION
- ❖ LARGE KITCHEN
- ❖ 0.3 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM THE LOCAL TRAM STOP
- ❖ MOMENTS FROM WANDLE PARK
- ❖ EPC EER D



**** Chain Free ** Requires Modernisation **** A two double bedroom terrace house situated within this quiet residential road, conveniently located 0.3 miles from West Croydon train station and 0.1 miles from the local Tram stop.

This bright & airy home benefits from an open plan reception room, it has a large kitchen with direct access to the garden and enjoys a southerly aspect to the rear.

The accommodation comprises two full-width double bedrooms, a 24' open plan reception room, a three-piece bathroom suite, a 13' fitted kitchen, and a sizeable private rear garden.

Furthermore, this property sits moments away from the open green spaces of Wandle Park and is within walking distance of both Croydon town centre and the major retail stores on the Purley Way. We feel that this property will make an excellent first time buy or long-term investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		