

FOLKLANDS



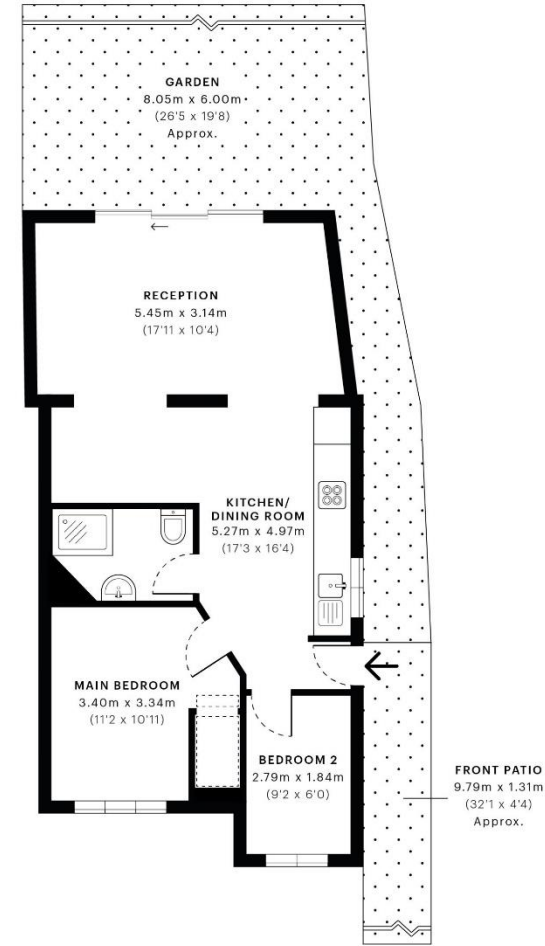
DICKENSON'S PLACE, WOODSIDE
GUIDE PRICE £325,000











— Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
55.31 sqm / 595.35 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
51.89 sqm / 558.54 sqft

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

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
1.35 sqm / 14.53 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 55.00 sqm / 592.02 sqft
IPMS 3C RESIDENTIAL 51.89 sqm / 558.54 sqft

SPEC ID: 60883f7606421b0e1b414876

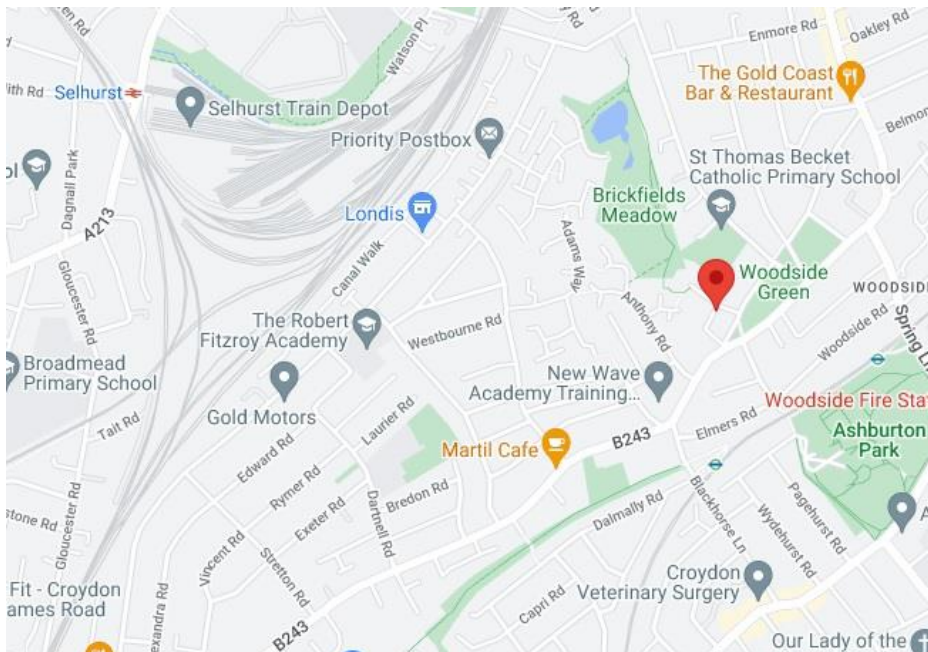
- ❖ TWO BEDROOM GROUND FLOOR MAISONETTE
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ LONG LEASE OF CIRCA 190 YEARS
- ❖ NEW ROOF & EXTERNALLY RE-DECORATED IN 2023
- ❖ STYLISH KITCHEN & BATHROOM
- ❖ 0.7 MILES FROM NORWOOD JUNCTION
- ❖ PRIVATE ENTRANCE
- ❖ QUIET CUL-DE-SAC
- ❖ NEARBY SEVERAL LOCAL PARKS
- ❖ EPC EER C

**** Chain Free ** Private Westerly Facing Rear Garden ** Ultra Long Lease **** A well-presented two-bedroom ground floor garden maisonette situated within this quiet cul-de-sac in the popular Woodside area, conveniently located only 0.7 miles from Norwood Junction, a short distance from the local Tram stop and moments away from the nearest bus stop (Route 197).

This bright & airy apartment enjoys an open-plan design, it has a long lease of circa 190 years, there is side access and a private entrance. Additionally, this property was externally re-decorated, and a new roof & guttering was fitted in 2023.

The accommodation comprises two bedrooms, a recently fitted three-piece shower room with a large walk-in cubicle & under floor heating, a stylish fitted kitchen with separate dining space, and a large 17'7 reception room with sliding patio doors that lead directly onto the Westerly facing rear garden.

Furthermore, this property is a short walk to Addiscombe High Street and is well served by local shops on Woodside Green. It is close to a variety of green spaces including Ashburton Park, Brickfields Meadow and South Norwood Country Park. We feel that this property would make an ideal first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		