

FOLKLANDS

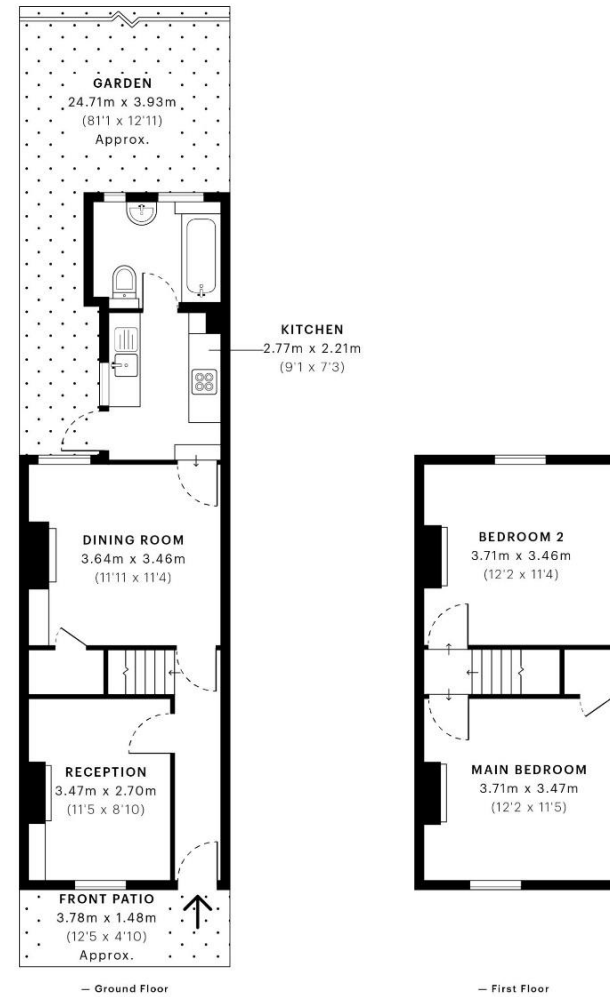


CRUNDEN ROAD, SOUTH CROYDON

GUIDE PRICE £380,000







**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
69.05 sqm / 743.25 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes wallposts, restricted head height  
64.00 sqm / 688.89 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.34 sqm / 3.65 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 66.61 sqm / 716.98 sqft  
IPMS 3C RESIDENTIAL 64.54 sqm / 694.70 sqft

spec id: 61f9493dc652550e6c160bd5

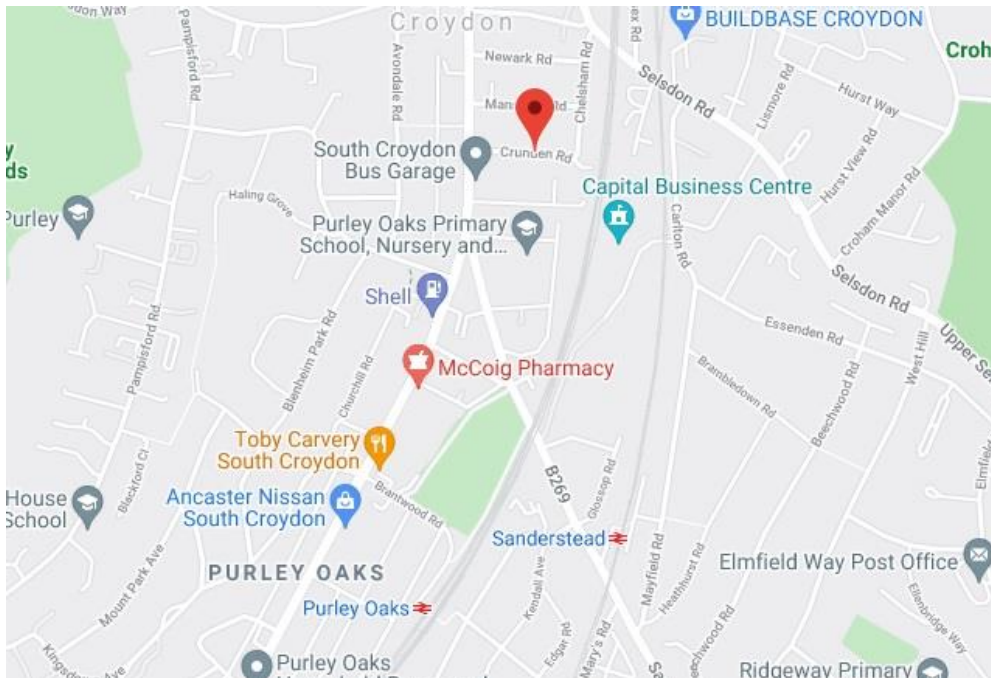
- ❖ TWO DOUBLE BEDROOM TERRACE HOUSE
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ TWO SEPARATE RECEPTION ROOMS
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ MOMENTS FROM A RANGE OF LOCAL SHOPS
- ❖ FULLY DOUBLE GLAZED
- ❖ MODERN GAS CENTRAL HEATING
- ❖ EPC EER E

A superbly presented two double bedroom period terrace house, situated within this popular tree lined residential road, conveniently located 0.6 miles from South Croydon train station and 0.4 miles from Sanderstead train station.

This bright & airy home enjoys good décor throughout, is fully double glazed, boasts ample loft storage space, and features a large south facing rear garden. Additionally, this home boasts a number of feature fireplaces and has stripped floorboards running throughout the reception rooms.

The accommodation comprises two equally proportioned double bedrooms, two separate reception rooms, a large under-stairs cupboard, a stylish fitted kitchen, a contemporary family bathroom suite with thermostatic shower over-bath, and a secluded south facing rear garden mainly laid to lawn.

Furthermore, this property sits moments away from a wide range of local shops, cafes and bus routes, making it a highly convenient location. In our opinion this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		