

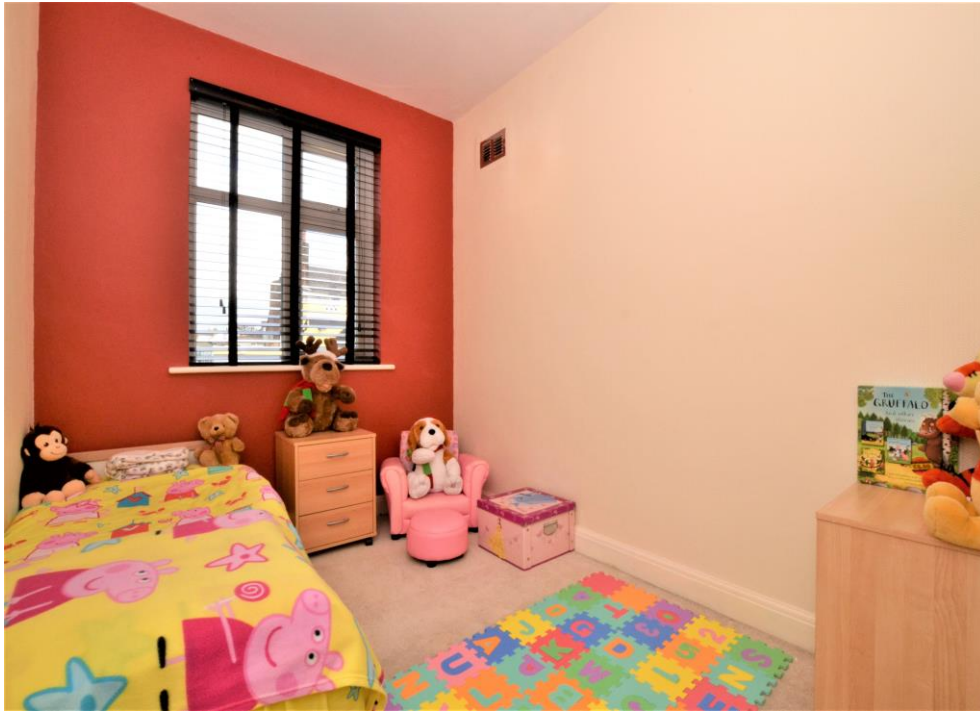
FOLKLANDS

PURLEY WAY, CROYDON
GUIDE PRICE £399,950

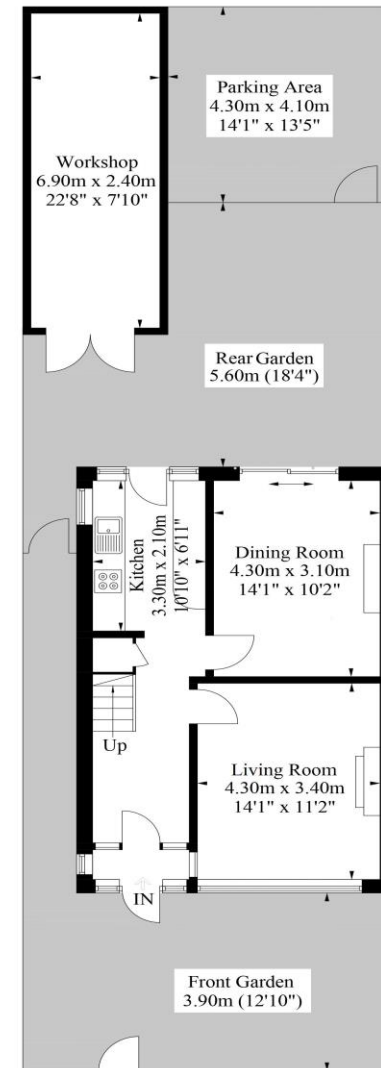




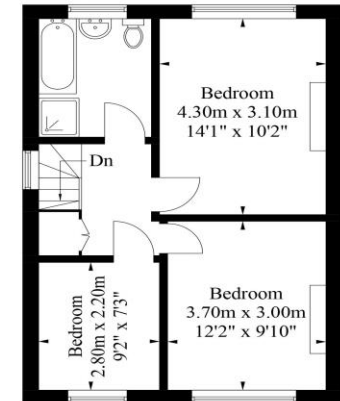




Purley Way, Croydon
 Approximate Gross Internal Area = 90.9 sq m / 978 sq ft
 Workshop = 16.6 sq m / 179 sq ft
 Total = 107.5 sq m / 1157 sq ft



Ground Floor
 47.3 Sq m / 509 Sq ft



First Floor
 43.6 Sq m / 469 Sq ft

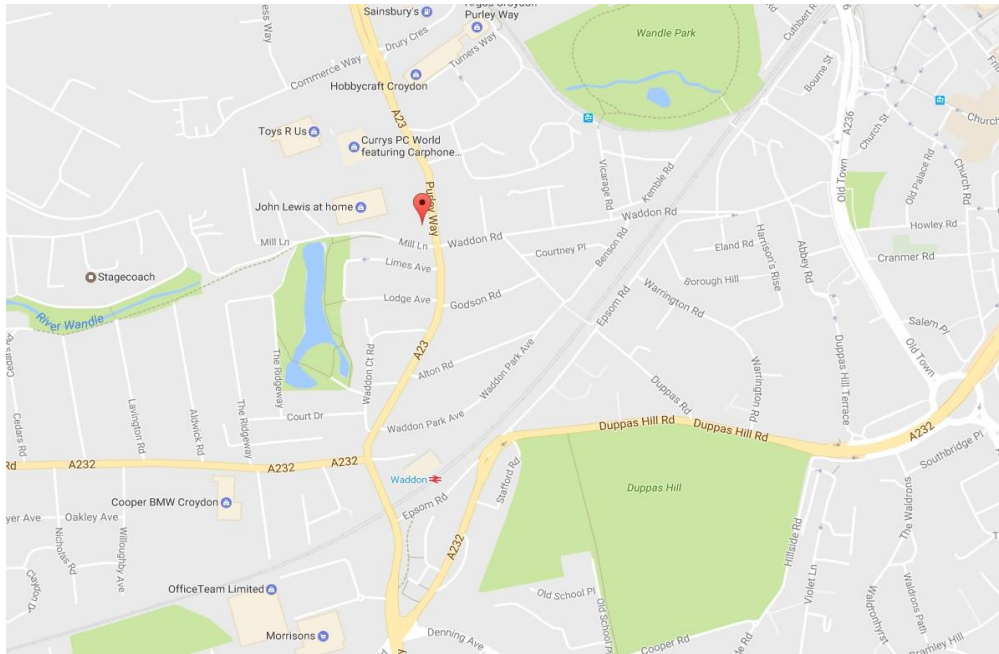
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID316753)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL



- ❖ EPC EER D
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ WEST FACING REAR GARDEN
- ❖ OFF ROAD PARKING SPACE
- ❖ END OF TERRACE HOUSE
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ LARGE WORK SHOP TO THE REAR
- ❖ CLOSE TO LOCAL AMENITIES



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.

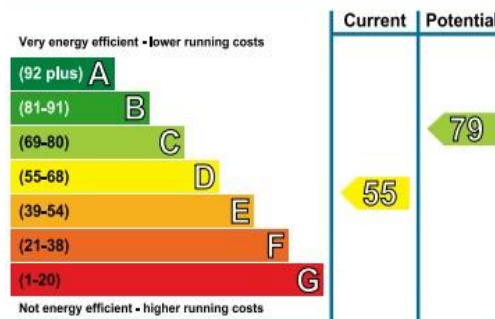
A Superbly presented three bedroom end of terrace house conveniently located only 0.3 miles from Waddon Station, 0.2 miles from the local tram stop and less than one mile from Croydon town centre.

This bright & airy home benefits from double glazing throughout, side access, off road parking for one car to the rear, a 22' long work shop, loft storage space, solid oak flooring to the ground floor living areas and enjoys good decor throughout.

The accommodation comprises wide entrance hall, living room, separate dining room with sliding patio doors leading onto the garden, a stylish fitted kitchen, two double bedrooms, bedroom three, four piece family bathroom suite with separate shower cubicle and a private West facing rear garden mainly decked with cleverly designed storage areas, a screened parking bay and work shop.

Furthermore, this property sits moments from the open green spaces of Waddon Ponds and a short distance to a wide variety of local convenient stores, cafes and major supermarkets.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 759	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 108	✓
3 Low energy lighting for all fixed outlets	£45	£ 90	