

# FOLKLANDS



NAPIER ROAD, SOUTH CROYDON

GUIDE PRICE £385,000















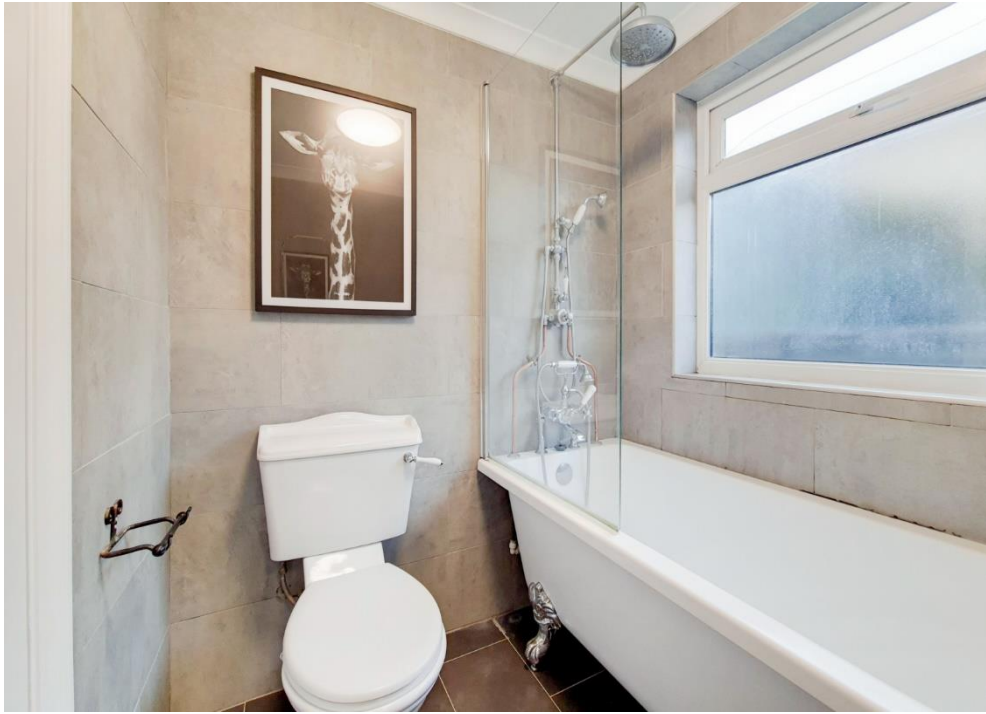


The kitchen area on the left features a light-colored wall with a stainless steel range hood above a gas stove. To the left of the stove, several knives are mounted on a magnetic strip. A wooden cutting board and a small potted plant are on the countertop. Below the countertop is a built-in oven. The cabinetry is white with a shaker-style design and light wood knobs. The floor is made of light-colored wood.

The central island has a thick wooden countertop and a white cabinet base with black metal handles. A sink with a curved brass faucet is integrated into the island. A small vase with yellow flowers and a patterned ceramic pot with a plant are on the island. The island is surrounded by black metal bar stools with woven seats. The floor is covered with a patterned tile rug.

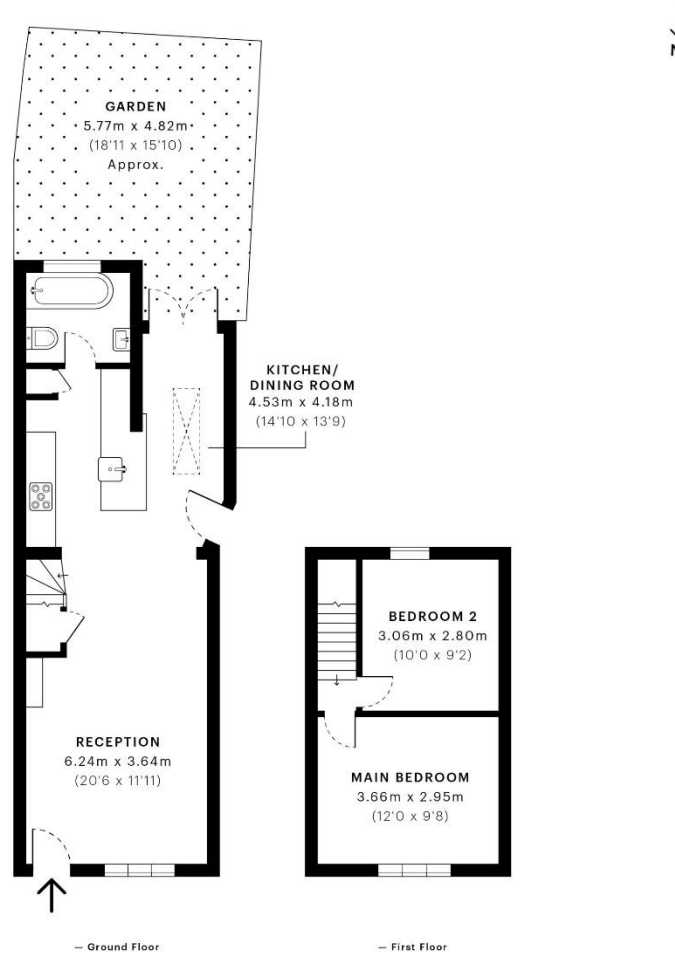
The dining area on the right features a wooden dining table and chairs. A large window with a view of the outdoors is visible. The ceiling has a large skylight and recessed lighting. A green lampshade is visible on the right. The floor is covered with a patterned tile rug.











GROSS INTERNAL AREA (GIA)  
The footprint of the property  
66.01 sqm / 710.53 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head height  
61.48 sqm / 661.77 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.8m  
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.

IPMS 3B RESIDENTIAL 64.22 sqm / 691.26 sqft  
IPMS 3C RESIDENTIAL 61.62 sqm / 663.27 sqft

SPEC ID 61d7298c6bbedd0db74e1a9f



- ❖ TWO DOUBLE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ CUL-DE-SAC LOCATION
- ❖ 0.4 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.6 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ LARGE OPEN-PLAN LOUNGE/DINING ROOM
- ❖ NEWLY EXTENDED KITCHEN/BREAKFAST ROOM
- ❖ SOUTH FACING REAR GARDEN
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ EPC EER D



A superbly presented two double bedroom semi-detached house, situated within this popular cul-de-sac, conveniently located only 0.4 miles from Sanderstead train station, 0.6 miles from South Croydon train station and moments away from South Croydon bus garage with its array of local routes.

This bright & spacious home enjoys a favourable open-plan design, it boasts a newly extended kitchen/breakfast room which also affords a study area, and with its large roof-light, it allows an abundance of natural light to fill the room.

Externally the property features a South facing lawned rear garden and offers side access, ideal for those with cycles. It is also worth noting that the present owner has paid for a brand-new composite front door to be fitted, which is due to be completed over the coming weeks.

The accommodation comprises two double bedrooms, loft storage space, a large open-plan lounge/dining room with under-stairs storage, a contemporary fitted kitchen with breakfast bar & study area, and a fully tiled three-piece bathroom suite with shower over-bath.

Furthermore, this property sits nearby to a plethora of local shops, cafes and restaurants, and is within walking distance to several local parks & woodlands. In our opinion, this property would make an ideal first time buy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		