

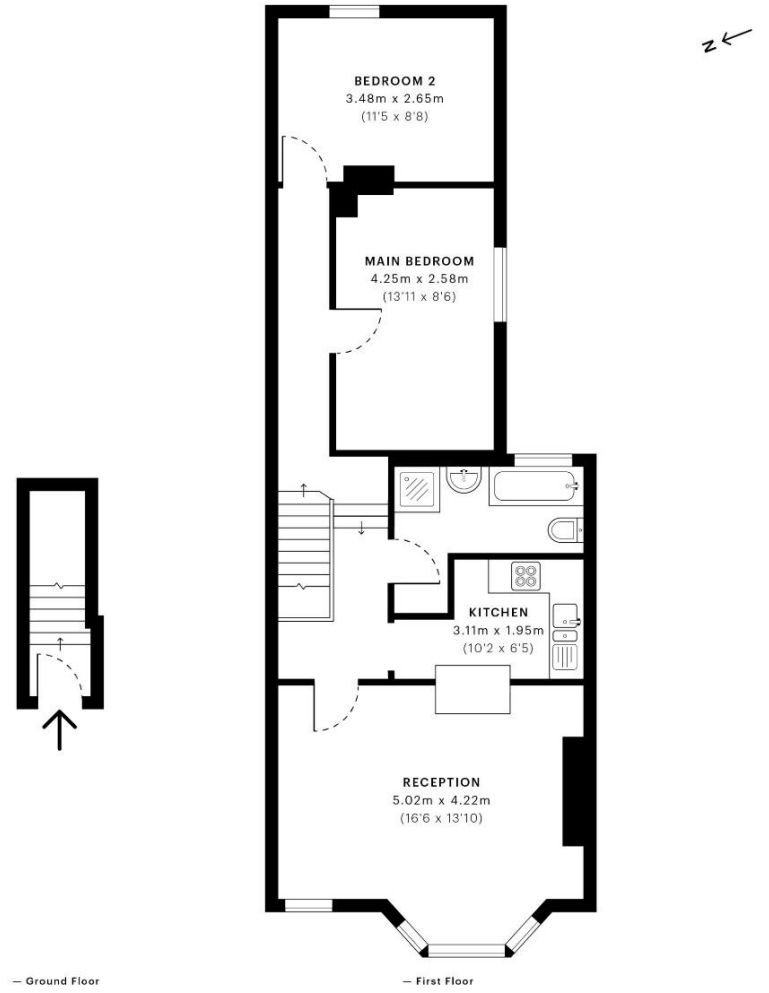
FOLKLANDS

GLOSSOP ROAD, SOUTH CROYDON
GUIDE PRICE £315,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
65.08 sqm / 700.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.31 sqm / 638.41 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 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.

IPMS 3B RESIDENTIAL 62.98 sqm / 677.91 sqft
IPMS 3C RESIDENTIAL 59.67 sqm / 642.28 sqft

SPEC ID 611a65316994590dda23e177

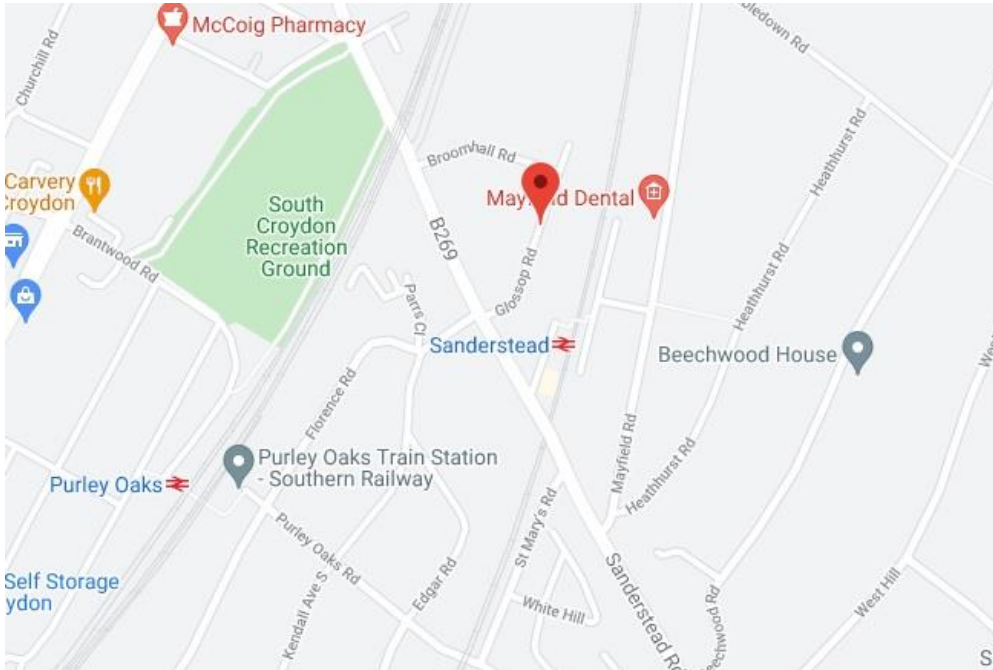
- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR CONVERSION FLAT
- ❖ SHARE OF FREEHOLD
- ❖ 0.1 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ LARGE LOUNGE/DINING ROOM
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ SMARTLY PRESENTED THROUGHOUT
- ❖ EPC EER E

A smartly presented two double bedroom first floor conversion flat situated within this popular residential road, conveniently located only 0.1 miles from Sanderstead train station & 0.3 miles from Purley Oaks train station, which collectively offer direct services to London Bridge, London Victoria and St Pancras Int.

This bright & spacious property is offered to the market with a share of freehold, it has gas central heating and is fully double glazed. With access to the loft space there is ample storage and scope to extend subject to the usual permissions.

The accommodation comprises two double bedrooms, a four-piece bathroom suite with separate shower cubicle, a modern fitted kitchen with breakfast bar opening, and a large bay-fronted lounge/dining room with a feature exposed brick chimney breast.

Furthermore, this property sits moments away from an array of local shops, cafes & restaurants, it is only minutes away from both South Croydon recreation ground & the pretty Wettern Tree gardens, and is within an easy reach of both Purley & Croydon town centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		