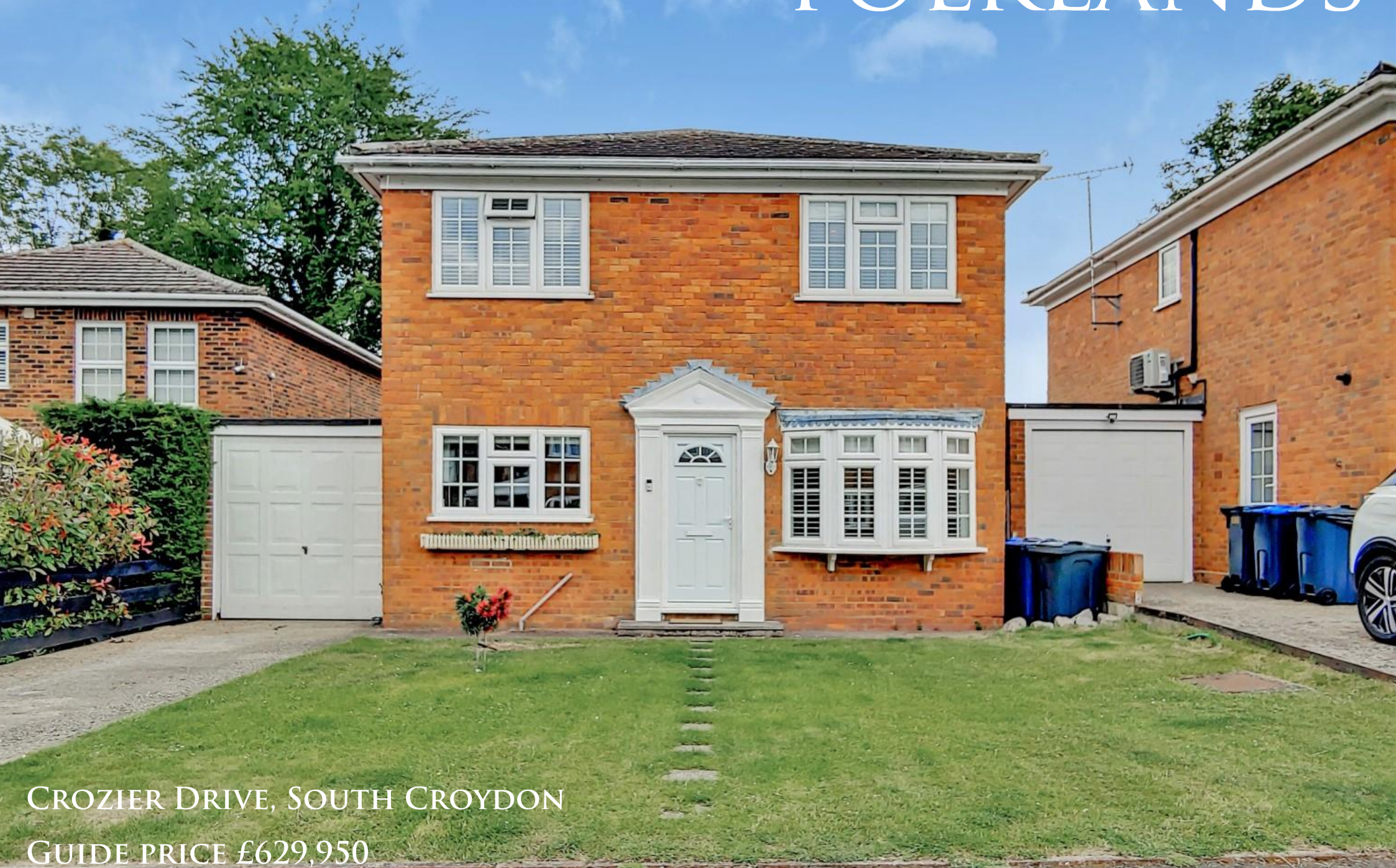


# FOLKLANDS



CROZIER DRIVE, SOUTH CROYDON

GUIDE PRICE £629,950



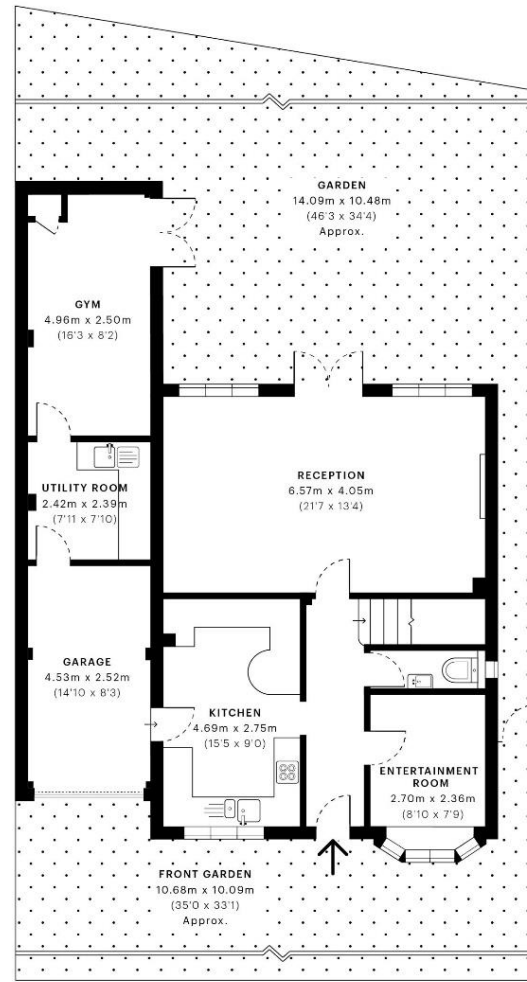




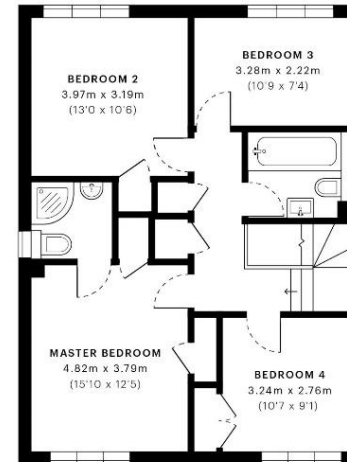








— Ground Floor



— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**148.6 Sqm / 1599.4 Sqft**

 NET INTERNAL AREA (NIA)  
Excludes walls and external features,  
includes walkways, restricted head.  
**133.3 Sqm / 1435.2 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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  
146.3 Sqm / 1574.3 Sqft

IPMS 3C RESIDENTIAL  
136.7 Sqm / 1471.4 Sqft

SPEC ID  
5ed25d924b50000a1e550313





- ❖ FOUR BEDROOM DETACHED HOUSE
- ❖ CUL-DE-SAC LOCATION
- ❖ BACKING ONTO PARKLAND
- ❖ GARAGE & DRIVEWAY
- ❖ EXTENDED GYM ROOM & UTILITY
- ❖ TWO BATHROOMS
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MOMENTS FROM SELSDON TOWN CENTRE
- ❖ DOWNSTAIRS WC & SEPARATE OFFICE
- ❖ EPC EER D

A superbly presented four bedroom detached house, situated within this quiet cul-de-sac and conveniently located only moments away from several bus routes which provide frequent services to Purley town centre, Addington Interchange (Tram connections), South Croydon train station, and East Croydon train station.

This bright & airy home benefits from having been modernized over recent years, and boasts a garage & driveway, plantation shutters in several rooms, a flexible array of living accommodation, side access, and the tranquillity of backing onto open parkland.

The accommodation comprises a master bedroom with en-suite shower room, three further bedrooms, a stylish family bathroom suite, a down-stairs WC, a separate office, a large contemporary fitted kitchen, a full width lounge/ dining room, a utility room, a gym/ children's playroom, and a 46' x 34' private rear garden with entertainment deck & large lawn.

Furthermore, this property sits within a particularly green part of the borough, with a plethora of parks, woodland, and golf courses nearby. Along with many shops, cafes & restaurants within walking distance the property is also located within the catchment of several well regarded primary & secondary schools (both private and state). In our opinion, this property represents the perfect family home.

