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SANDERSTEAD ROAD, SOUTH CROYDON
GUIDE PRICE £372,000

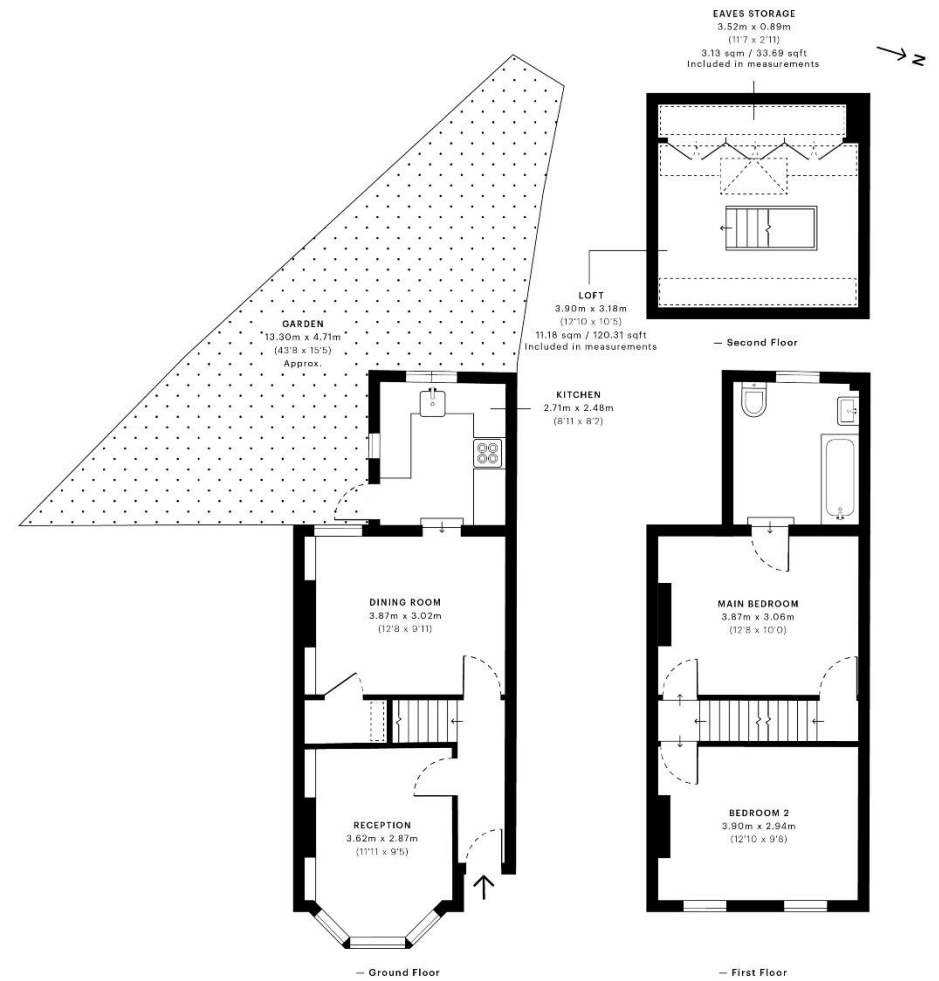












GROSS INTERNAL AREA (GIA)
The total area of the property
84.59 sqm / 910.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes overrooms, roofed head height
73.55 sqm / 791.65 sqft

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

UNFURNISHED GROSS HOUSEHOLD
UNFURNISHED GROSS HOUSEHOLD
7.40 sqm / 79.65 sqft



Some Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements are given for the individual room lengths and widths are the midpoint points of measurements captured by the laser.

IPMS 200 RESIDENTIAL - 8000 sqm / 85,254 sqft
IPMS 200 RESIDENTIAL - 11,100 sqm / 119,800 sqft

SPEC ID: 563456898d0f1900dd345fe18

- ❖ TWO DOUBLE BEDROOMS
- ❖ ADDITIONAL LOFT ROOM
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ PRIVATE REAR GARDEN
- ❖ DOUBLE GLAZED THROUGHOUT & GAS CENTRAL HEATING
- ❖ LARGE FIRST FLOOR BATHROOM
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.3 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ ULTRA CONVENIENT LOCATION
- ❖ EPC EER D



A well-presented two double bedroom end-of-terrace house situated within this highly regarded part of South Croydon, conveniently located only 0.3 miles from both Sanderstead and Purley Oaks train stations, which collectively offer direct services to London Bridge, London Victoria and St. Pancras International. There are also numerous bus links that run along the nearby Brighton Road.

This bright and spacious home enjoys excellent décor throughout, it is fully double glazed, there is gas central heating, and it features the added advantage of an accessible loft room with natural light from the Velux window, ample eaves storage and power points.

The accommodation comprises two spacious double bedrooms, a bay-fronted living room with fitted cabinets, a separate dining room also with fitted cabinets & an under stairs cupboard, a stylish fitted kitchen, a large bathroom with shower over-bath, and a smartly decorate loft room with power and natural light. Externally, the house features a south-west facing rear garden that offers a sandstone patio and separate lawn area, along with gated rear access.

Furthermore, this property sits within close proximity of a wide range of local conveniences, Croydon's restaurant quarter, many of the boroughs open green spaces and a number of well-regarded primary schools.

We feel this property would make an ideal first home.

