

FOLKLANDS



MILLER ROAD, WEST CROYDON

GUIDE PRICE £235,000







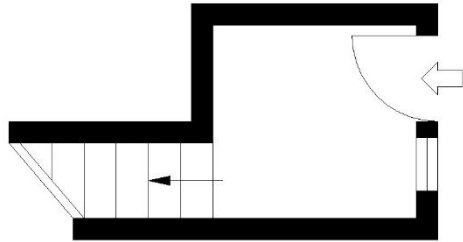




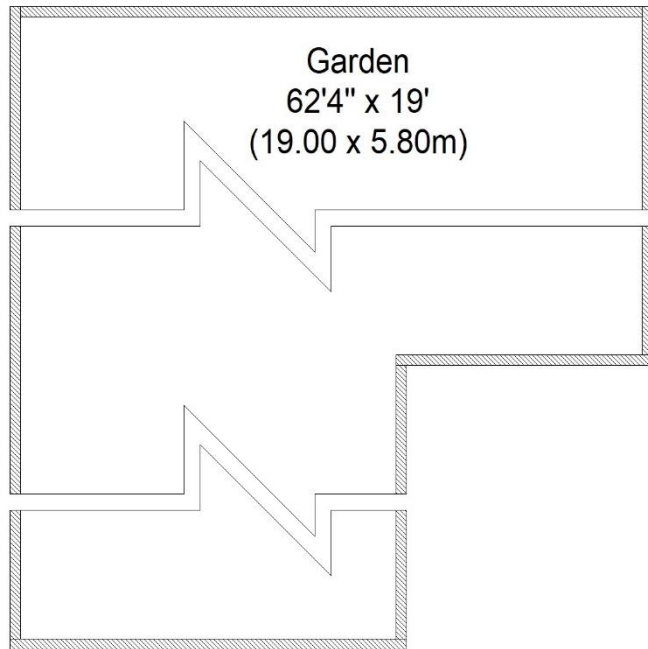


Miller Road

Approximate Gross Internal Area
682 sq ft / 63.34 sq m

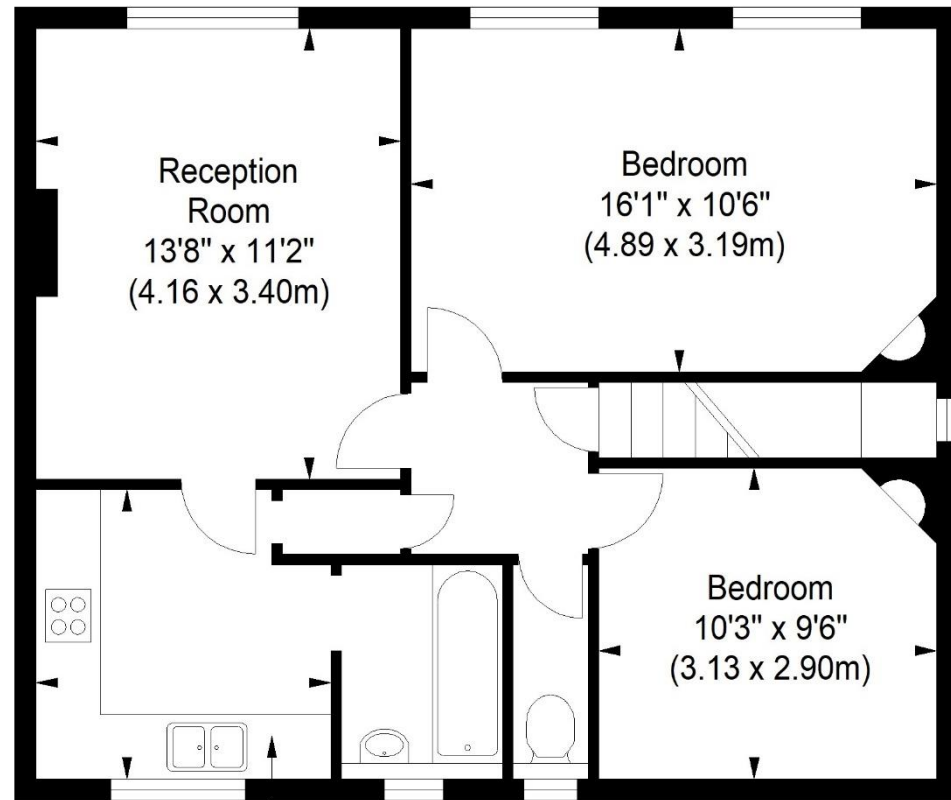


Ground Floor Entrance



Garden
62'4" x 19'
(19.00 x 5.80m)

Ground Floor



Reception Room
13'8" x 11'2"
(4.16 x 3.40m)

Bedroom
16'1" x 10'6"
(4.89 x 3.19m)

Bedroom
10'3" x 9'6"
(3.13 x 2.90m)

Kitchen
9'0" x 8'11"
(2.75 x 2.72m)

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR MAISONETTE
- ❖ FULL REFURBISHMENT REQUIRED
- ❖ CHAIN FREE - ULTRA LONG LEASE
- ❖ PRIVATE REAR GARDEN & OFF ROAD PARKING
- ❖ LARGE LOFT SPACE
- ❖ 0.7 MILES FROM WEST CROYDON TRAIN STATION
- ❖ PRIVATE ENTRANCE
- ❖ NEARBY TO AN ABUNDANCE OF LOCAL AMENITIES
- ❖ EPC EER D



**** Chain Free ** Requires a Full Refurbishment ** Ultra Long Lease ** Garden & Parking **** A two double bedroom first floor purpose-built maisonette situated within this popular residential road, conveniently located 0.7 miles from West Croydon train station, moments away from Waddon Marsh Tram stop and nearby several local bus routes.

This spacious property offers excellent potential to those looking for a project. It boasts an ultra-long lease with circa 173 years remaining, it has off-road parking, there is a private rear garden and a private entrance. Additionally, there is a large loft space for added storage.

The accommodation comprises an entrance hall with under stairs storage, a particularly large main bedroom, a second double bedroom, a spacious living room, a separate kitchen, and a bathroom with separate WC.

Furthermore, this property sits within walking distance to the open green spaces of Wandle Park, it is nearby the abundance of retail stores along the Purley Way and is approximately half a mile from Croydon town centre.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		