

FOLKLANDS

THE WALDRONS, CROYDON
GUIDE PRICE £340,000

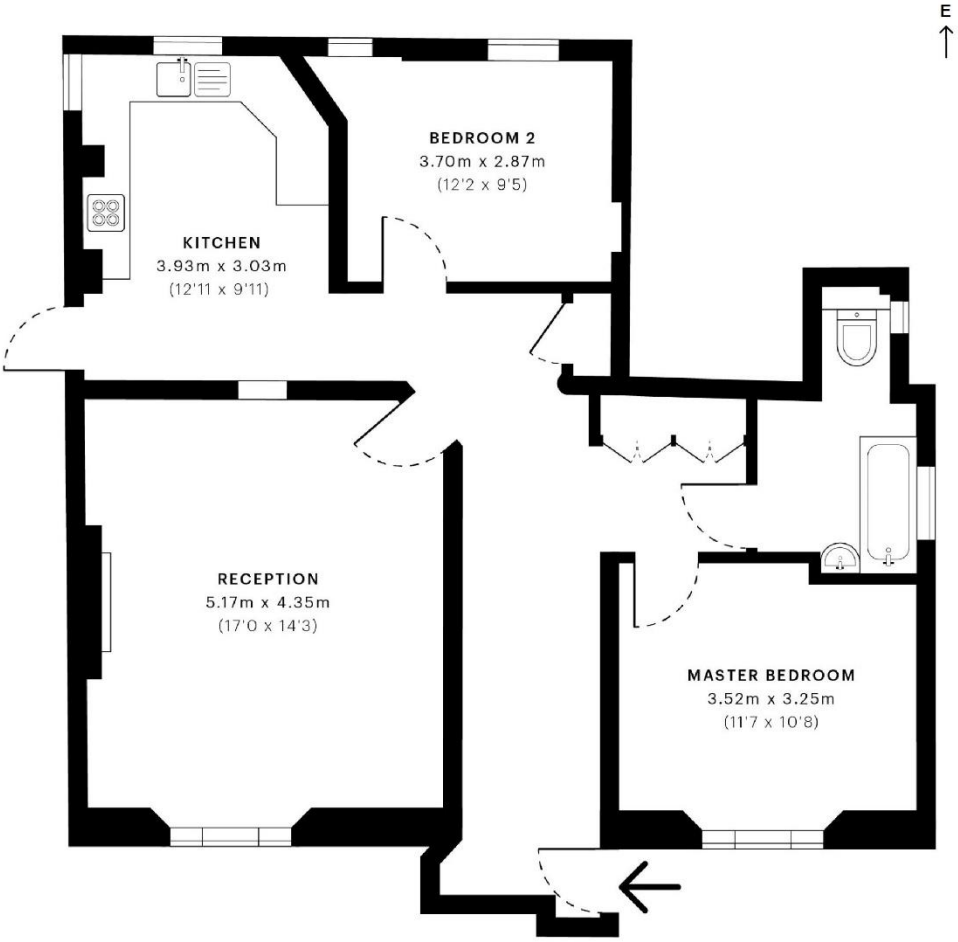












— Lower Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.15 sqm / 873.49 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
74.54 sqm / 802.34 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
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 80.83 sqm / 870.05 sqft
IPMS 3C RESIDENTIAL 74.89 sqm / 806.11 sqft

SPEC ID 5f0462f404a3467613fa80b6

- ❖ **Two Double Bedrooms**
- ❖ **Desirable Location - Chain Free**
- ❖ **0.6 Miles from South Croydon Train Station**
- ❖ **0.5 Miles from Waddon Train Station**
- ❖ **Moments from Duppas Hill Park**
- ❖ **990 Year Lease with a Share of Freehold**
- ❖ **Off Street Parking on Front Drive**
- ❖ **Direct Access to Large Communal Garden**
- ❖ **Private Entrance**
- ❖ **EPC EER D**

****Chain free**** A charming, spacious, bright and well presented lower ground floor flat in the sought after Waldrons conservation area, with a private front entrance, direct access to the large garden and off street parking on the front drive. It is sold with a 990 year lease and share of freehold.

The Waldrons was built as a private estate in the mid 1800s. It still has a special feel. The detached Victorian house is set well back from the quiet, leafy, tree lined street. The Waldrons green space and Duppas Hill park are seconds away, and the South Croydon Restaurant Quarter is only a few minutes walk.

The apartment boasts two double bedrooms (one with an open fireplace), an impressive and welcoming hallway, a substantial living room with feature fireplace, a sizeable fitted kitchen and a three piece bathroom suite. Pleasant views of the attractive garden with its many mature trees and shrubs add to the character. A new combi boiler was installed in 2017. Fitted wardrobes in the hall and a shared garage and spare room in the house upstairs provide ample storage space.

The building and garden is well maintained and managed by the leaseholders and the house was redecorated in 2018. The property is only around half a mile from South Croydon and Waddon train stations, which offer direct services to London Bridge and London Victoria. Croydon town centre, East Croydon train station, local bus routes and the Purley Way retail outlets are all nearby. In our opinion it would make a wonderful home.

