

FOLKLANDS



PURLEY OAKS ROAD, SOUTH CROYDON

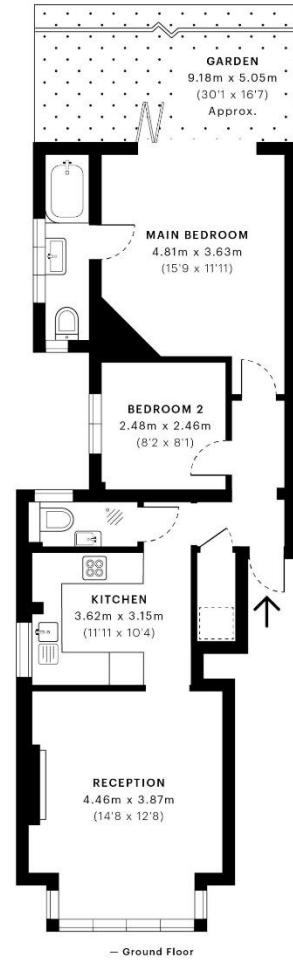
GUIDE PRICE £355,000











GROSS INTERNAL AREA (GIA)
The footprint of the property
60.61 sqm / 652.40 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
55.58 sqm / 598.26 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.54 sqm / 5.81 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 61.04 sqm / 657.03 sqft
IPMS 3C RESIDENTIAL 56.51 sqm / 608.27 sqft

SPEC ID 5fd67daca8fc320dd736563a

- ❖ TWO BEDROOM
- ❖ GROUND FLOOR GARDEN FLAT
- ❖ PRIVATE OFF ROAD PARKING FOR 1-2 CARS
- ❖ 30' PRIVATE REAR GARDEN
- ❖ SHARE OF FREEHOLD & ULTRA LONG LEASE
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ MOMENTS FROM PURLEY OAKS & SANDERSTEAD TRAIN STATIONS
- ❖ TWO BATHROOMS
- ❖ SIDE ACCESS
- ❖ EPC EER D

A superbly presented two-bedroom ground floor garden flat, situated within this popular residential road, conveniently located only moments from both Purley Oaks & Sanderstead train stations, which collectively offer direct services to London Bridge, London Victoria and St Pancras Int.

This bright & airy property enjoys good décor throughout, has an ultra long lease & a share of freehold, and boasts a 30' private rear garden with side access. Additionally, this property solely owns the driveway to the front which can accommodate 1-2 cars, and there is double glazing throughout.

The accommodation comprises master bedroom with an en-suite bathroom, a second bedroom, a separate wet-room, a contemporary fitted kitchen with integrated appliances, and a large lounge/ dining room with high-ceilings, a feature fireplace & a bay window. Externally, the garden offers a sizeable decking area and a raised lawn.

Furthermore, this property sits moments away from an array of convenience stores, and several local cafes/coffee shops, and nearby the open green spaces of South Croydon Recreation Ground. In our opinion this property would make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		