

FOLKLANDS



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FAIRHOLME ROAD, WEST CROYDON
GUIDE PRICE £375,000







GROSS INTERNAL AREA (GIA)
The footprint of the property
76.44 sqm / 822.79 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
68.75 sqm / 740.02 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 73.06 sqm / 786.41 sqft
IPMS 3C RESIDENTIAL 68.77 sqm / 740.23 sqft

SPEC ID: 6062f68d10f1c0dd112cc82

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.6 MILES FROM WEST CROYDON TRAIN STATION
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ PRIVATE REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ NEARBY LOCAL AMENITIES
- ❖ EPC EER D



A well-presented three-bedroom terrace house situated within this popular residential road, conveniently located only 0.6 miles from West Croydon train station and 0.5 miles from the local tram stop.

This bright & airy home enjoys good décor throughout, is fully double glazed and boasts gas central heating. With a large loft space there is scope to loft-extend (STPP).

The accommodation comprises three bedrooms, a landing storage cupboard, two sizeable reception rooms, an under-stairs cupboard, a modern kitchen, and a family bathroom with plumbing for a washing machine. Externally the house features a 31' paved rear garden.

Furthermore, this property sits moments away from a number of well-connected bus routes, and a short distance from several well-regarded primary schools, including the outstanding rated Chestnut Park Primary which was only built-in recent years. In our opinion this property would make a wonderful home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 c |
| 55-68 | D | 60 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |