

FOLKLANDS



DARMAINE CLOSE, SOUTH CROYDON

GUIDE PRICE £250,000





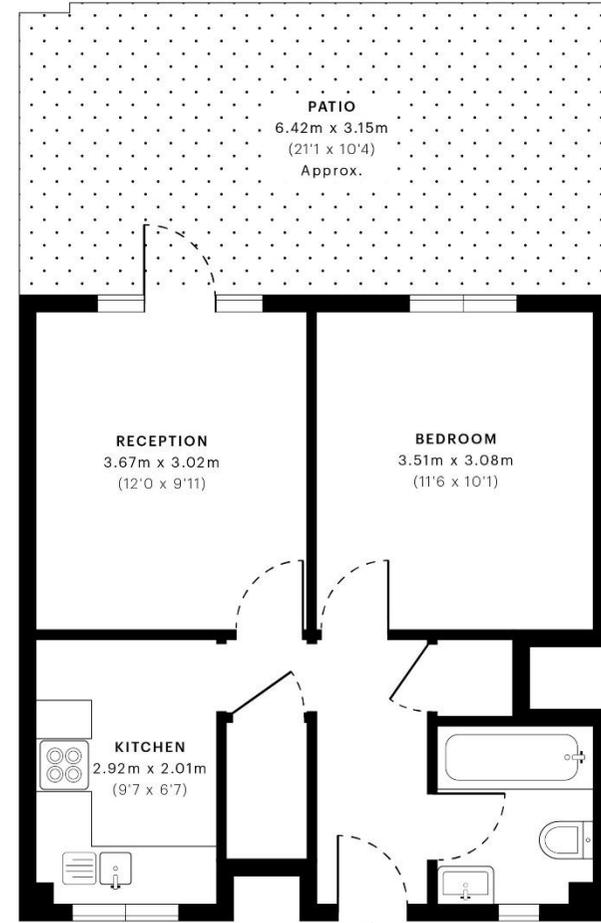




Darmaine Close, CR2

GROSS INTERNAL AREA

39.33 sqm / 423.34 sqft



— Ground Floor



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 2018 RESIDENTIAL 39.33 sqm / 423.34 sqft
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SPEC ID: 56331c026c51c050de7bccd35

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

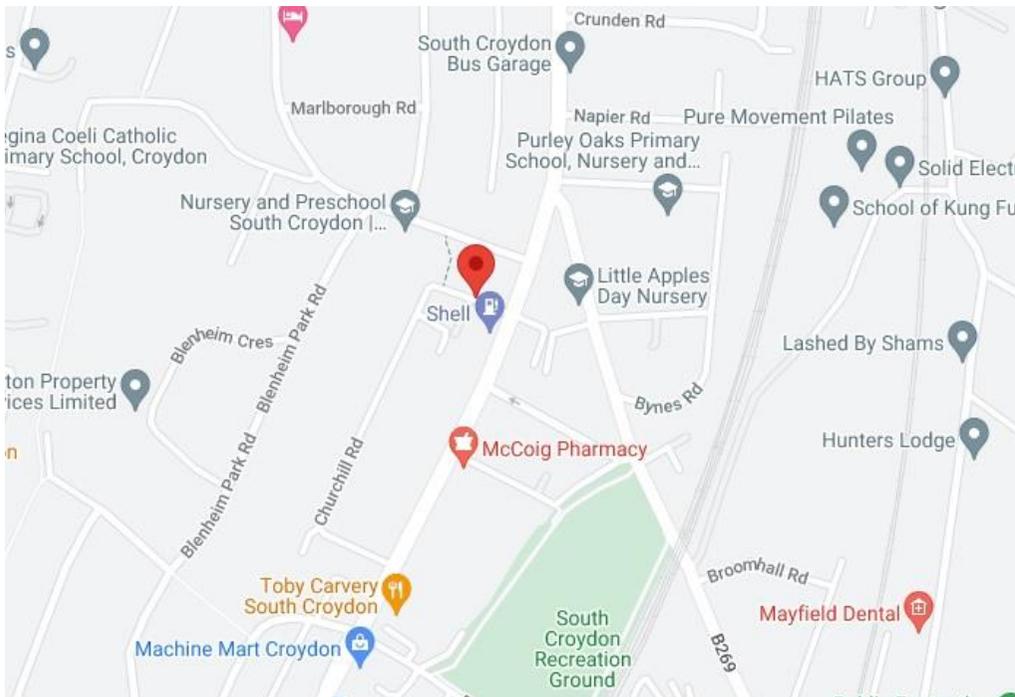
- ❖ ONE BEDROOM GROUND FLOOR MAISONETTE
- ❖ PRIVATE PATIO GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ SHARE OF FREEHOLD
- ❖ GATED MEWS LOCATION
- ❖ ALLOCATED PARKING SPACE
- ❖ WELL PRESENTED THROUGHOUT
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.4 MILES FROM PURLEY OAKS TRAIN STATION
- ❖ VERY LOW MAINTENANCE CHARGE

A well-presented one double bedroom ground floor maisonette situated within this gated mews development, conveniently located only 0.3 miles from Sanderstead train station and 0.4 miles from Purley Oaks train station.

This bright & spacious property boasts a share-of-freehold, a private entrance, double glazed windows, and it has an allocated parking space. Additionally, the property boasts an ultra-long lease and a low maintenance charge.

The accommodation comprises one double bedroom with a full range of built-in wardrobes, a stylish recently fitted three-piece bathroom suite with shower over-bath, ample hallway storage, a separate fitted kitchen, and a spacious living room that opens directly onto the smartly paved patio-garden.

Furthermore, this property is located only moments away from an array of local conveniences, it is nearby several bus routes, and is within an easy reach of both Purley & Croydon town centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	53 e	
21-38	F		
1-20	G		