

FOLKLANDS



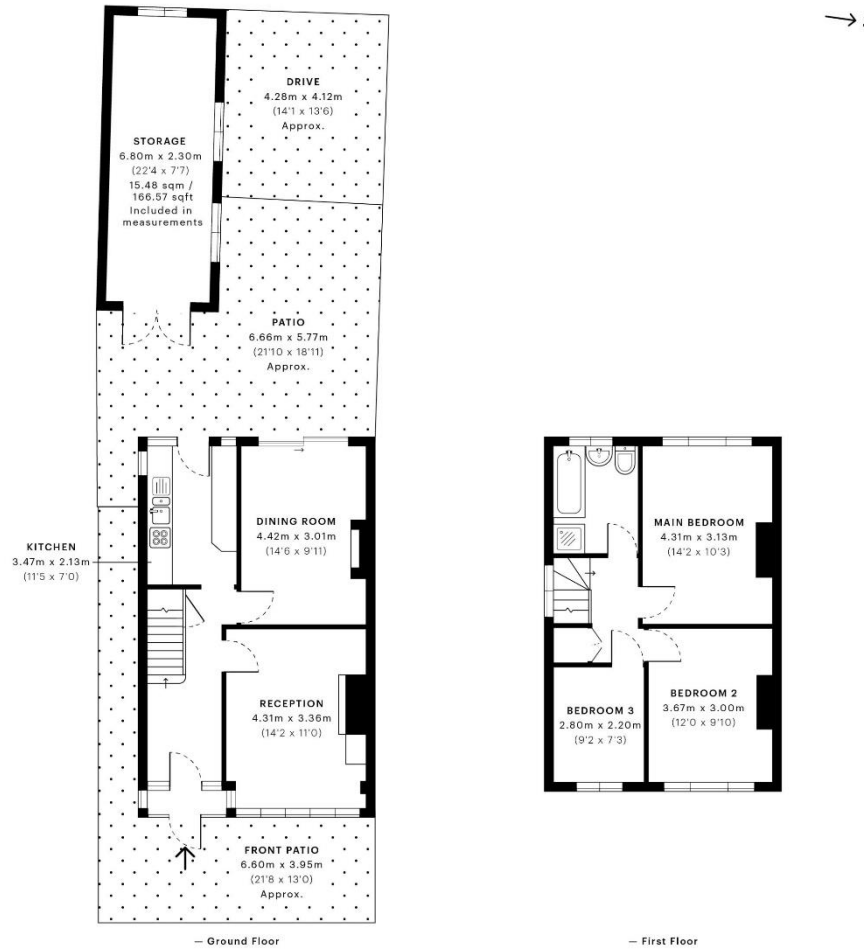
PURLEY WAY, CROYDON

MONTHLY RENTAL OF £2,100









GROSS INTERNAL AREA (GIA)
The footprint of the property
104.41 sqm / 1123.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes basements, restricted head height
81.65 sqm / 878.87 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
15.48 sqm / 166.63 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.19 sqm / 2.05 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 102.14 sqm / 1099.43 sqft
IPMS 3C RESIDENTIAL 98.80 sqm / 1063.47 sqft

SPEC ID: 6297696251890404b69f7ab9

- ❖ AVAILABLE 1ST OF JULY 2024
- ❖ UNFURNISHED
- ❖ OFF ROAD PARKING SPACE AT REAR
- ❖ END OF TERRACE HOUSE
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ 0.3 MILES FROM WADDON TRAIN STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ WEST FACING REAR GARDEN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ EPC EER D

**** Available 1st of July 2024 ** Off Road Parking to the Rear**
**** Unfurnished **** A well-presented three-bedroom end of terrace house conveniently located only 0.3 miles from Waddon Station, 0.2 miles from the local tram stop and less than one mile from Croydon town centre.

Offered as unfurnished, this bright & airy home benefits from double glazing throughout, side access, off road parking for one car to the rear, loft storage space, solid oak flooring to the ground floor living areas and enjoys good décor throughout.

The accommodation comprises wide entrance hall, living room, separate dining room with sliding patio doors leading onto the rear garden, a modern fitted kitchen, two double bedrooms, bedroom three, four-piece family bathroom suite with separate shower cubicle and a private West facing rear garden mainly decked with cleverly designed storage areas and a screened parking bay.

Furthermore, this property sits moments from the open green spaces of Waddon Ponds and a short distance to a wide variety of local convenient stores, cafes and major supermarkets.



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