



FOLKLANDS

HAWTHORN CRESCENT, SELSDON

GUIDE PRICE £430,000



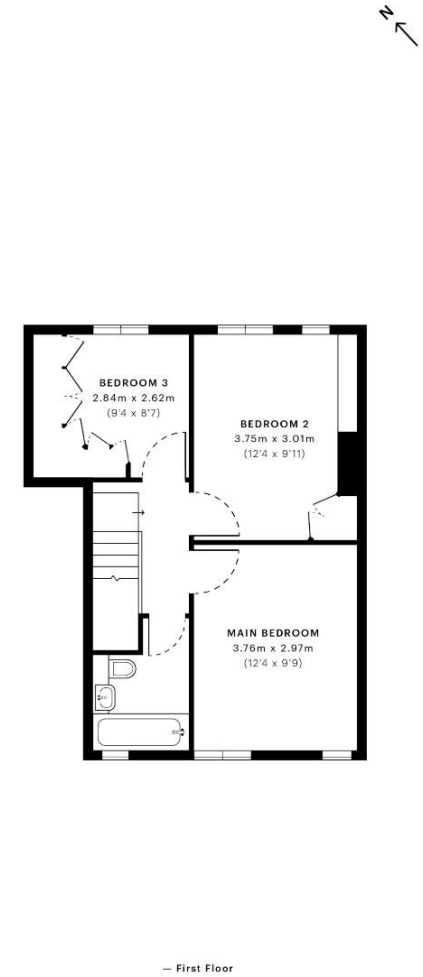
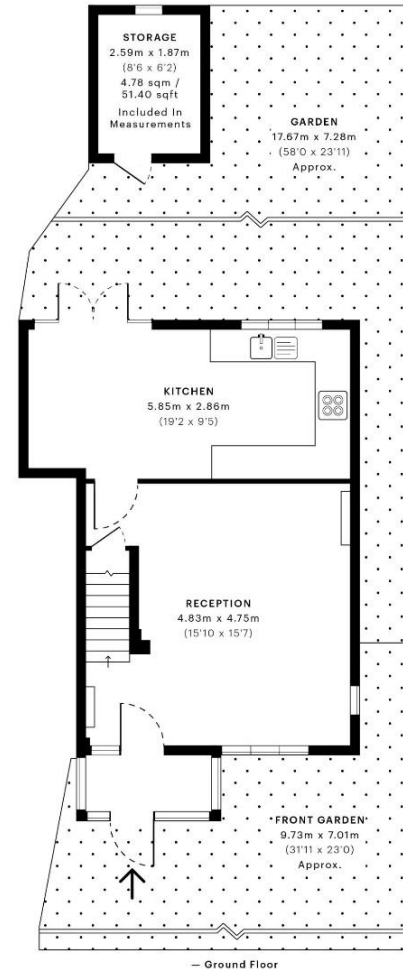












GROSS INTERNAL AREA (GIA)
The footprint of the property
86.45 sqm / 930.54 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
81.08 sqm / 872.74 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

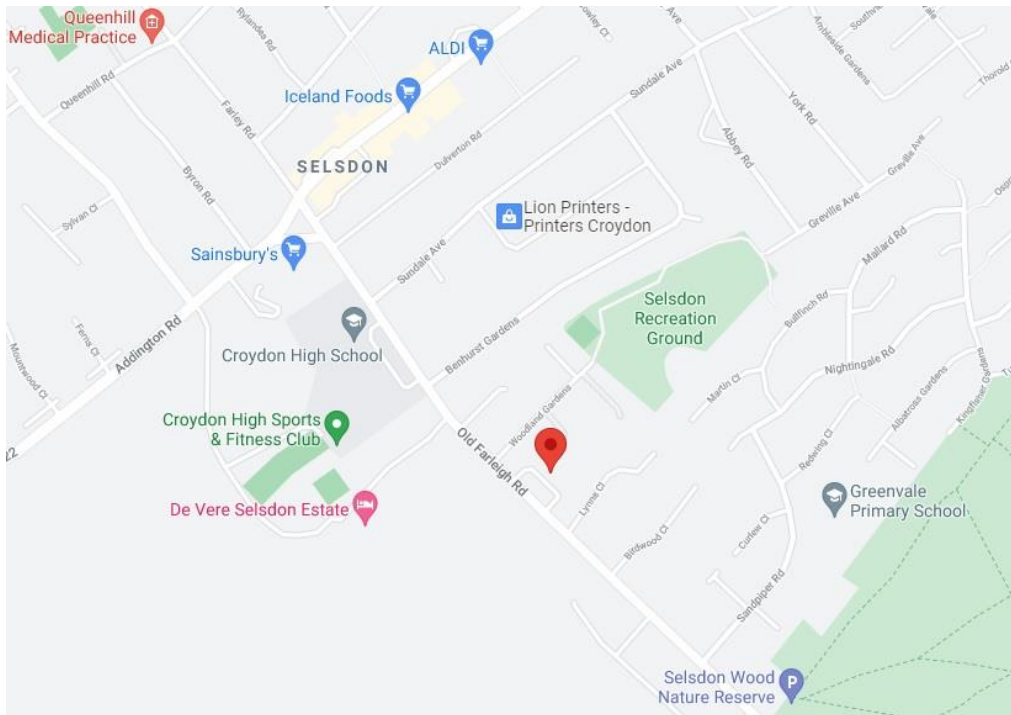


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 83.92 sqm / 903.31 sqft
IPMS 3C RESIDENTIAL 81.29 sqm / 875.00 sqft

speci: 60feb9d1e026f0dc97222ab

- ❖ THREE BEDROOM
- ❖ END-OF-TERRACE HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ PRIVATE REAR GARDEN WITH SIDE ACCESS
- ❖ 19' STYLISH KITCHEN/BREAKFAST ROOM
- ❖ NEARBY LOCAL AMENITIES
- ❖ FACING ONTO THE LOCAL GREEN
- ❖ AMPLE RESIDENTS PARKING
- ❖ MOMENTS FROM SELSDON WOODS & BIRD SANCTUARY
- ❖ EPC EER E



A superbly presented three-bedroom end-of-terrace house situated within this quaint crescent of houses that enjoy views over the local green. The property is set back from the road, it is conveniently positioned nearby several local bus routes, and is moments away from the plethora of shops, supermarkets and amenities in Selsdon town centre.

This bright & spacious home enjoys a beautifully kept front garden with mature plants & a porch entrance, and features private side-access. Internally the home is particularly well appointed and has excellent décor throughout. The rear garden extends to 58' and offers a large entertainment deck with steps down to a lawned garden, and a brick built shed. Additionally, there are views over the local woods & bird sanctuary.

The accommodation comprises three bedrooms, a stylish bathroom suite with thermostatic shower over-bath, ample loft storage space, a large living room, under-stairs storage, and a 19' kitchen dining room with a contemporary fitted kitchen with glass splash backs & patio doors opening onto the rear garden.

Furthermore, this property sits within the catchment of a wide range of well-regarded primary & secondary schools, nearby several golf clubs and on the edge of the open countryside. We feel that this property would make an ideal home for a young family, first time buyers, or a couple wishing to down-size.

