

FOLKLANDS



TIMBERLING GARDENS, SOUTH CROYDON
MONTHLY RENTAL OF £1,750

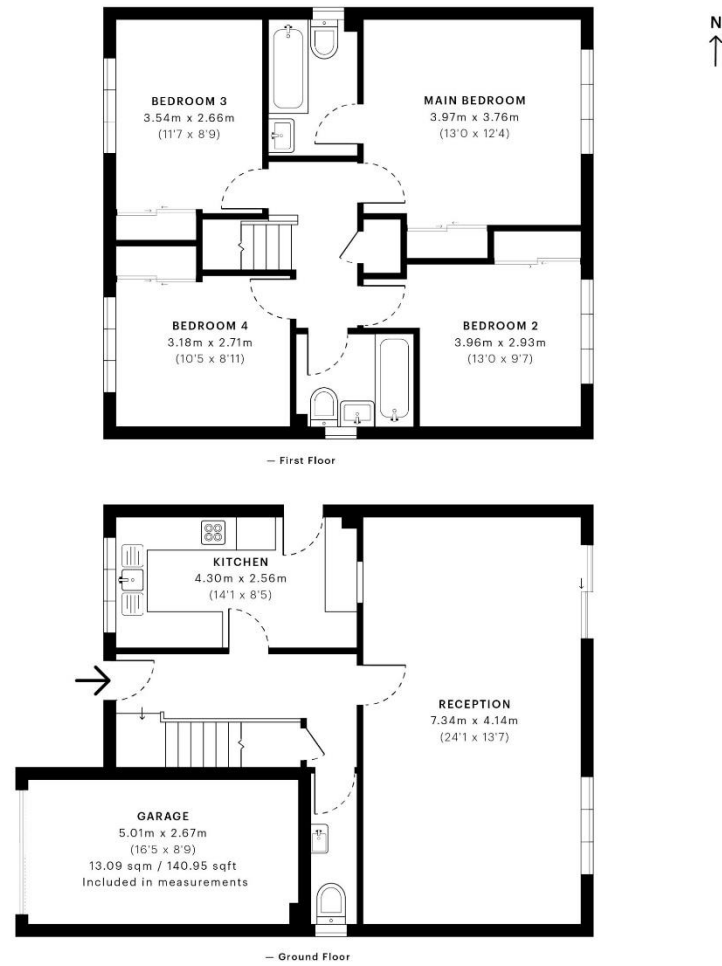












GROSS INTERNAL AREA (GIA)
The footprint of the property
127.16 sqm / 1368.74 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
120.55 sqm / 1297.59 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
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 126.00 sqm / 1356.25 sqft
IPMS 3C RESIDENTIAL 121.03 sqm / 1302.76 sqft

SPEC ID 5fdcd964a8fc320dd73658da

- ❖ FOUR BEDROOM
- ❖ DETACHED HOUSE
- ❖ AVAILABLE FROM THE 1ST FEBRUARY 2021
- ❖ FULLY FURNISHED
- ❖ SOUTH/WEST FACING REAR GARDEN
- ❖ OFF ROAD PARKING
- ❖ INTEGRAL GARAGE
- ❖ TWO BATHROOMS
- ❖ DOWN-STAIRS WC
- ❖ EPC EER D



**** Available from the 1st February 2021 ** Fully Furnished ****
 A smartly presented four bedroom detached house, situated within this quiet cul-de-sac, conveniently located only 0.2 miles from both Purley Oaks & Sanderstead train stations, which collectively offer direct services to London Bridge, London Victoria and St Pancras Int.

This bright & spacious home benefits from off road parking & an integral garage, it has a down-stairs WC and a sizeable South/West facing rear garden.

The accommodation comprises four bedrooms each with fitted wardrobes, two full bathroom suites, a separate fitted kitchen, and a 24' lounge/dining room with patio doors leading directly onto the private rear garden.

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 family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		