

FOLKLANDS



DERWENT DRIVE, RIDDLEDOWN

GUIDE PRICE £499,950

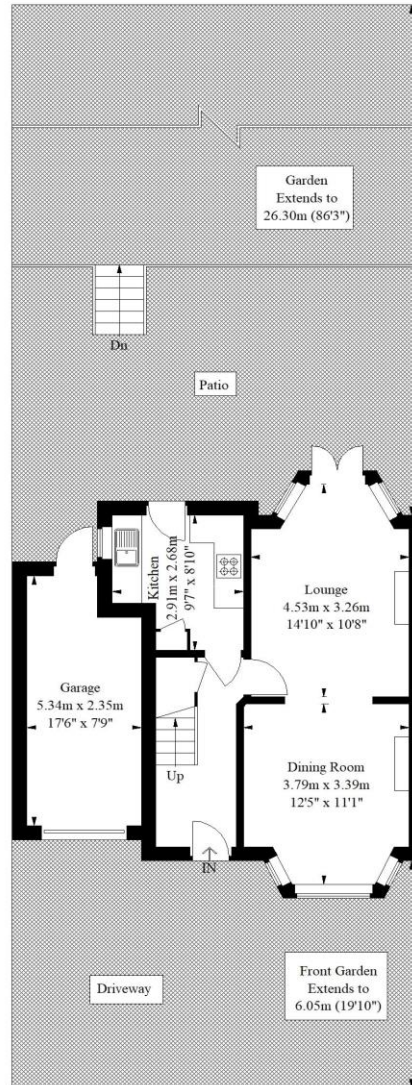




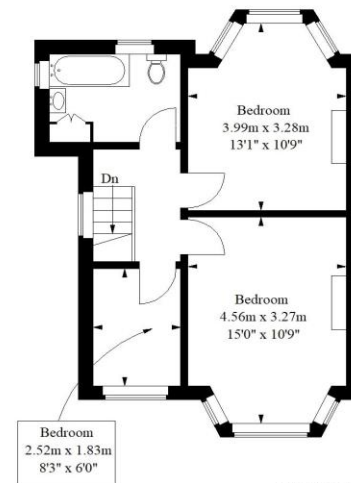


Derwent Drive, Riddlesdown

Approximate Gross Internal Area
94.7 sq m / 1019 sq ft



Ground Floor
41.6 sq m / 448 sq ft
Garage
12.1 sq m / 130 sq ft



First Floor
41.0 sq m / 441 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID443645)

- ❖ EPC EER C
- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ PRIVATE GARAGE
- ❖ LARGE REAR GARDEN
- ❖ 0.4 MILES TO RIDDLEDOWN TRAIN STATION
- ❖ AMPLE SCOPE TO EXTEND (STPP)
- ❖ MOMENTS FROM THE OUTSTANDING RATED RIDDLEDOWN COLLEGIATE (OFSTED)
- ❖ WITHIN THE 2017 CATCHMENT FOR BOTH ATWOOD & GRESHAM PRIMARY SCHOOLS

A well presented three bedroom semi-detached house situated within this popular tree lined residential road, conveniently located only 0.4 miles from Riddlesdown train station which provides direct services to both London Victoria and London Bridge stations.

This well maintained home benefits from off road parking for two cars, a private garage, and enjoys a large & particularly well tended private rear garden. The property also offers ample scope to extend the house, either to the rear or by converting the garage into a two story side extension (stpp).

The accommodation comprises a bay fronted dining room, a living room with feature fire place & wood burning stove, a separate fitted kitchen, two double bedrooms with bay windows, bedroom three/ study, a three piece family bathroom suite with free standing bath, a large loft space, and a beautiful 86' rear garden with a large patio area & lawn which enjoys a particularly green outlook & offers plenty of privacy.

Furthermore, this property sits in the 2017 catchment for Atwood & Gresham primary school, and is moments from the highly regarded Riddlesdown Collegiate. In our opinion, this property would make an ideal home, and gives the growing family plenty of scope to expand the property to allow for a stay many years into the future.

