

# FOLKLANDS



GLENTHORNE AVENUE, SHIRLEY

GUIDE PRICE £457,500



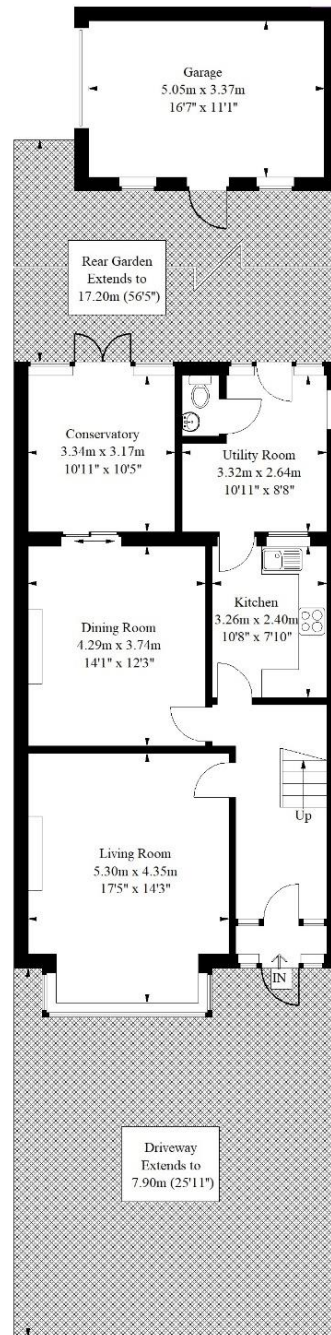




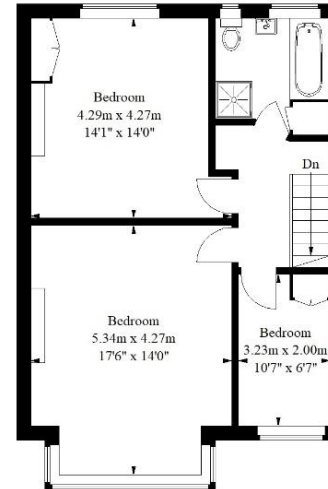


# Glenthorne Avenue, Shirley

Approximate Gross Internal Area  
142.4 sq m / 1532 sq ft  
Garage = 17.1 sq m / 184 sq ft  
Total = 159.5 sq m / 1716 sq ft



**Ground Floor**  
83.2 sq m / 895 sq ft



**First Floor**  
59.2 sq m / 637 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2019 (ID520488)

- ❖ EPC EER C
- ❖ NO ONWARD CHAIN
- ❖ LARGE THREE BEDROOM HOUSE
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ PRIVATE GARAGE TO THE REAR
- ❖ 0.5 MILES FROM THE LOCAL TRAM STOP
- ❖ 17' BAY FRONTED MASTER BEDROOM
- ❖ 56' PRIVATE REAR GARDEN
- ❖ FULLY DOUBLE GLAZED
- ❖ EXTENDED TO THE REAR



A larger than average three bedroom terrace house situated within this popular residential road, conveniently located only half a mile from the local tram stop, moments from the local bus stop which provides frequent services to both East Croydon & Norwood junction train stations, and a short walk to the open green spaces of Ashburton playing fields.

Offered to the market with no onward chain, this spacious home boasts in excess of 1500 sqft of floor space, features a private garage accessed to the rear of the property, is fully double glazed, and benefits from off road parking for two cars.

The accommodation comprises a particularly spacious master bedroom with a full range of fitted cupboards, a further double bedroom, bedroom three, a stylish four piece family bathroom suite with separate shower cubicle, a 17' bay fronted living room, a separate dining room, a fitted kitchen, a conservatory extension, a utility extension with a down stairs WC and a 56' private rear garden.

Furthermore, this property sits a short walk away from a range of local shops & conveniences, and within the catchments of a number of well-regarded primary & secondary schools. In our opinion, this property would make a wonderful family home.

