

# FOLKLANDS



TIRLEMONT ROAD, SOUTH CROYDON

GUIDE PRICE £635,000













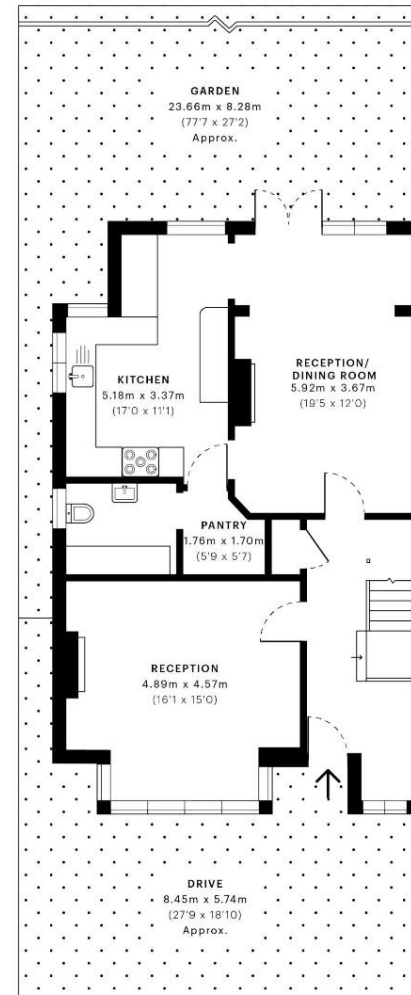
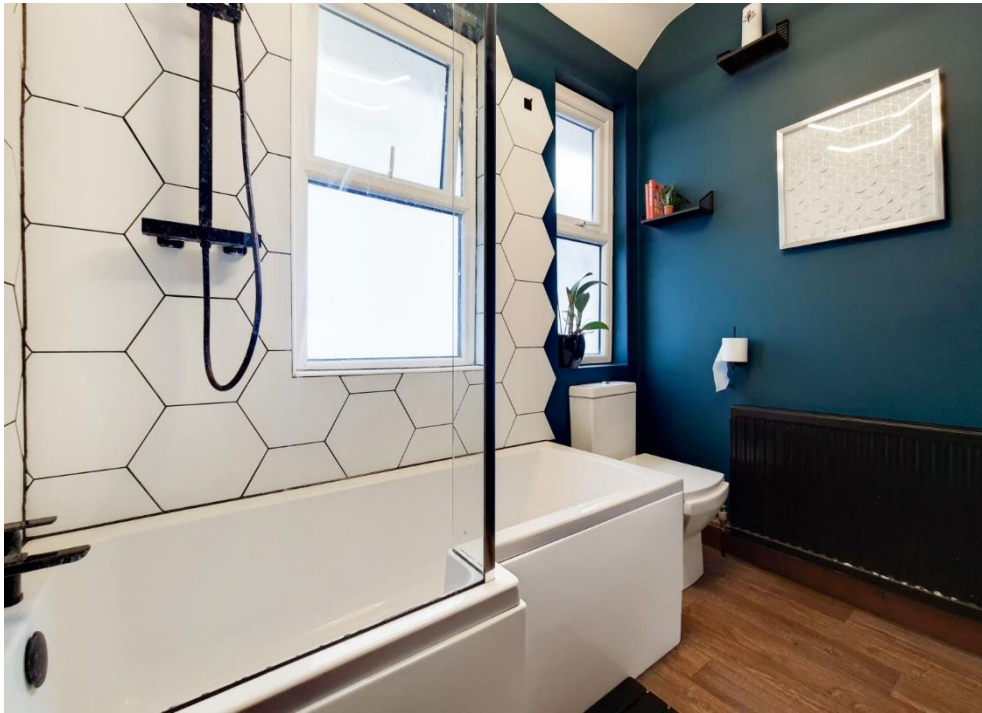












GROSS INTERNAL AREA (GIA)  
The footprint of the property  
146.57 sqm / 1577.67 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
136.30 sqm / 1467.12 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 146.25 sqm / 1574.22 sqft  
IPMS 3C RESIDENTIAL 139.29 sqm / 1499.31 sqft

spec id 615b039a64c58e0dd1dd993

- ❖ FOUR BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ CUL-DE-SAC LOCATION
- ❖ SECONDS AWAY FROM HALING GROVE PARK
- ❖ 77' PRIVATE REAR GARDEN
- ❖ AMPLE SCOPE TO EXTEND (STPP)
- ❖ 1577 SQFT OF FLOOR SPACE
- ❖ 0.6 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ 0.7 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ EPC EER E



A larger than average four-bedroom semi-detached house, situated within this quiet cul-de-sac that borders Haling Grove Park, conveniently located 0.6 miles from both Sanderstead & Purley Oaks train stations, and 0.7 miles from South Croydon train station.

This bright & spacious home boasts many period features, has off road parking for two cars, there is side access, and plenty of scope to extend (stpp).

The accommodation comprises a large bay-fronted master bedroom, two further double bedrooms, a spacious single bedroom, a stylish three-piece family bathroom suite, a generous entrance hall, a 16' x 15' bay-fronted living room, a 19' dining room with patio doors, a pantry/utility & down-stairs WC, a contemporary fitted kitchen, and a 77' private rear garden with entertainment deck & a sizeable lawn.

Furthermore, this property sits moments from the open green spaces of Haling Grove Park, nearby an abundance of local stores on Brighton Road, and within the catchment of several well regarded primary & secondary schools (both state and private). We feel that this house would make an ideal family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		