

FOLKLANDS

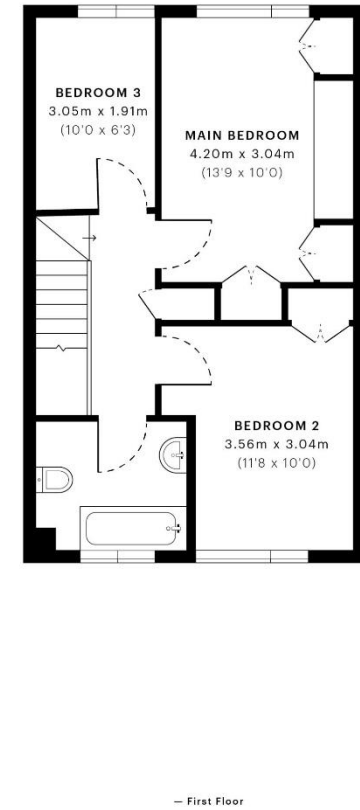
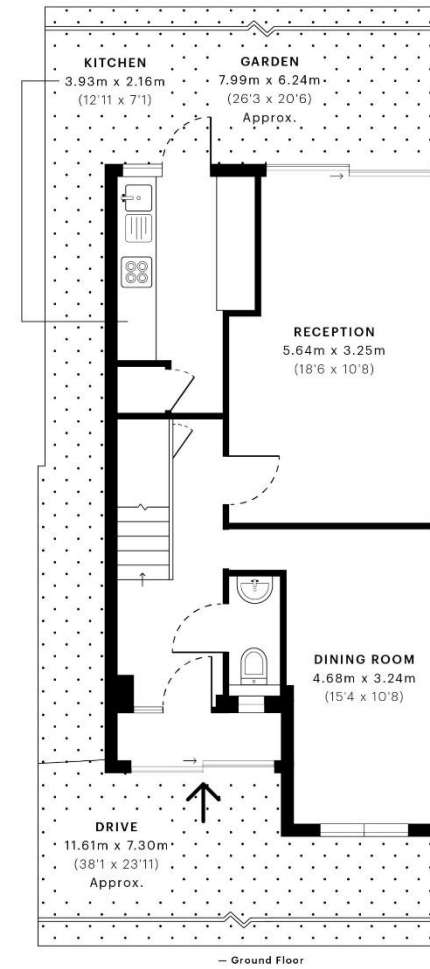


TENNISON ROAD, SOUTH NORWOOD

GUIDE PRICE £390,000







GROSS INTERNAL AREA (GIA)
The footprint of the property
91.90 sqm / 989.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
84.13 sqm / 905.57 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

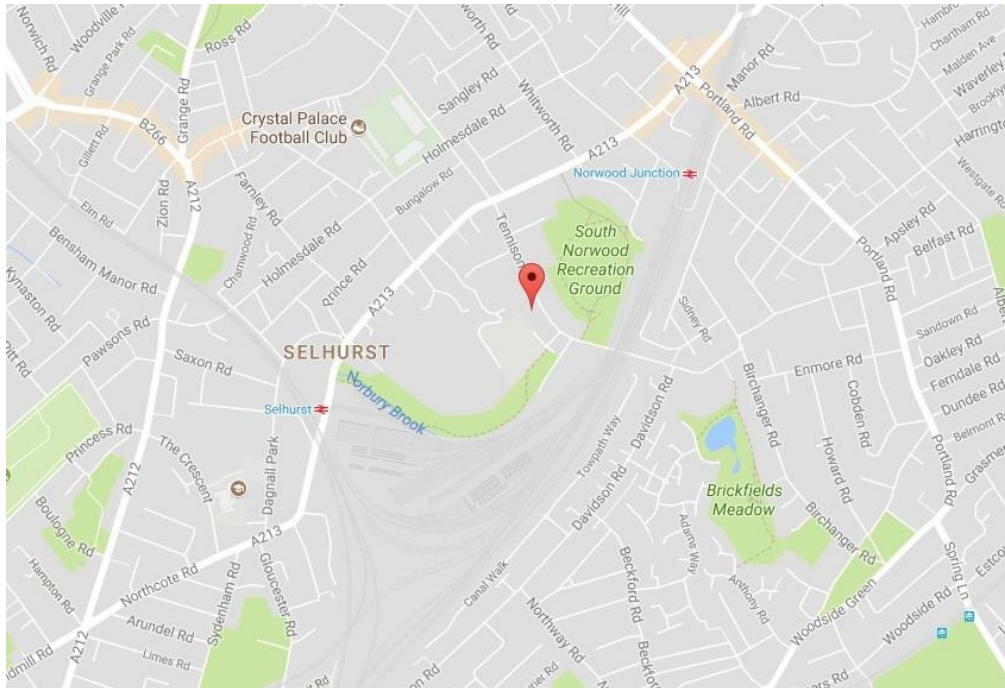


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL 89.52 sqm / 963.59 sqft
IPMS 3C RESIDENTIAL 84.49 sqm / 909.44 sqft

SPEC ID: 60771971177a80dc68d0b85

- ❖ THREE BEDROOM END-OF-TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ OFF ROAD PARKING FOR FOUR CARS
- ❖ PRIVATE SOUTH/WEST FACING REAR GARDEN
- ❖ SIDE ACCESS
- ❖ SCOPE TO RENOVATE
- ❖ 0.3 MILES FROM NORWOOD JUNCTION STATION
- ❖ 0.4 MILES FROM SELHURST TRAIN STATION
- ❖ EXCELLENT SELECTION OF LOCAL SCHOOLS
- ❖ TWO RECEPTION ROOMS EPC EER C



**** Chain Free **** A spacious three-bedroom end-of-terrace house, conveniently located 0.3 miles from Norwood Junction and 0.4 miles from Selhurst train station, which collectively offer excellent fast links into central London.

Offering plenty of scope to modernise, this property boasts a South/West facing rear garden, side access, a down-stairs WC, and off-road parking for four cars.

The accommodation comprises two double bedrooms with built in wardrobes, bedroom three, a three-piece family bathroom suite, two reception rooms, a separate fitted kitchen, and a 26' private rear garden.

Furthermore, the property sits moments away from a number of well-regarded primary schools, a short walk to the open green spaces of South Norwood recreational grounds, and nearby the wonderful South Norwood country park.

