

FOLKLANDS



ELM PARK GARDENS, SELSDON
GUIDE PRICE £425,000

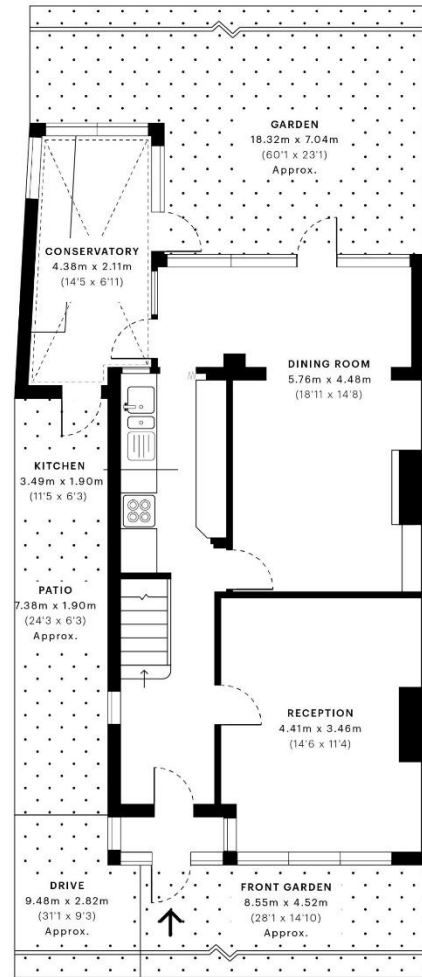












GROSS INTERNAL AREA (GIA)
The footprint of the property
102.87 sqm / 1107.28 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
94.40 sqm / 1016.11 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 101.99 sqm / 1097.81 sqft
IPMS 3C RESIDENTIAL 96.80 sqm / 1041.95 sqft

SPEC ID 5ef61dea76f0510a0ee2eaf8

- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ OFF ROAD PARKING FOR 1-2 CARS
- ❖ 60' PRIVATE REAR GARDEN
- ❖ EXTENDED LIVING SPACE
- ❖ SIDE ACCESS & UTILITY ROOM
- ❖ QUIET RESIDENTIAL ROAD
- ❖ SHORT WALK FROM SELSDON HIGH STREET
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOL
- ❖ WELL MAINTAINED
- ❖ EPC EER D

A well maintained three-bedroom semi-detached house situated within this quiet residential road, conveniently located a short distance away from the wide range of conveniences on Selsdon high street, and close by to several bus routes offering excellent connections.

This bright & airy home benefits from off road parking for 1-2 cars, side access via the utility room, extended living space, and has a wonderful 60' private rear garden with large patio and rear BBQ area.

The accommodation comprises two sizeable double bedrooms each with a range of fitted wardrobes, a single third bedroom, a bright first floor landing with a fitted cupboard, a three piece bathroom suite, a large loft space with scope to extend (STPP), a bay fronted living room, a rear reception room with extended dining space & feature fireplace, a fitted kitchen & separate utility room, and a 60' private rear garden.

Furthermore, this property sits a short distance away from a wide range of well regarded primary & secondary schools (Both state and private), and within an easy reach of several public green spaces, including the Selsdon Wood nature reserve and bird sanctuary. In our opinion this property would make a wonderful family home.

