

FOLKLANDS



UPPER SHIRLEY ROAD, CROYDON

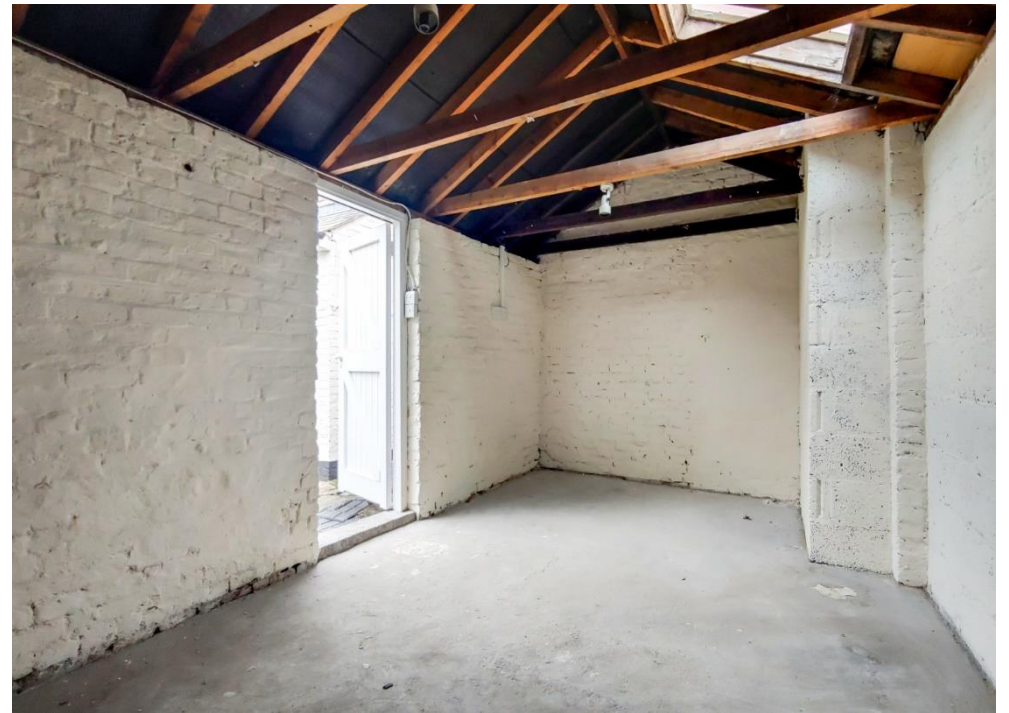
GUIDE PRICE £550,000













GROSS INTERNAL AREA (GIA)
The footprint of the property
125.82 sqm / 1354.32 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height.
116.20 sqm / 1250.77 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 122.50 sqm / 1318.58 sqft
IPMS 3C RESIDENTIAL 117.17 sqm / 1261.21 sqft

spec id 5fc65ad2072b20da3806a7e

- ❖ THREE BEDROOMS
- ❖ DETACHED HOUSE
- ❖ PRIVATE COURTYARD REAR GARDEN
- ❖ PRIVATE GARAGE
- ❖ TWO BATHROOMS
- ❖ WELL PRESENTED THROUGHOUT
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ SUBSTANTIAL LIVING SPACE
- ❖ MOMENTS FROM COOMBE WOODS & SHIRLEY HILLS
- ❖ EPC EER E

**** No Chain **** A well-presented three-bedroom period detached house situated within this desirable part of Shirley, conveniently located moments away from the local bus stop (Routes 130 and 466) which provides direct services to East Croydon train station, Norwood Junction, and the local tram stop.

This bright & spacious home enjoys ample living space, is particularly well decorated both internally & externally, it has an array of period features, and boasts a private garage. Additionally, this charming home features vaulted ceilings in the two principal bedrooms and a fully walled courtyard rear garden.

The accommodation comprises, three bedrooms, a modern three-piece bathroom suite, a separate reception room, a large open plan lounge/ dining room, a fitted kitchen with terracotta tiles & solid wood worksurface, a ground floor shower room with WC, an under-stairs cupboard, and a 25' x 24' private rear garden with direct access to the garage.

Furthermore, this property sits within close proximity to a wide range of local schools (Both state & private) and moments away from the open green spaces of Coombe Woods and Shirley Hills. There is also a local pub and several convenience stores on the doorstep and the wide range of facilities in Shirley are only a short walk away. In our opinion, this property would make a wonderful family home and an internal viewing is required to truly appreciate its splendour.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		