

FOLKLANDS



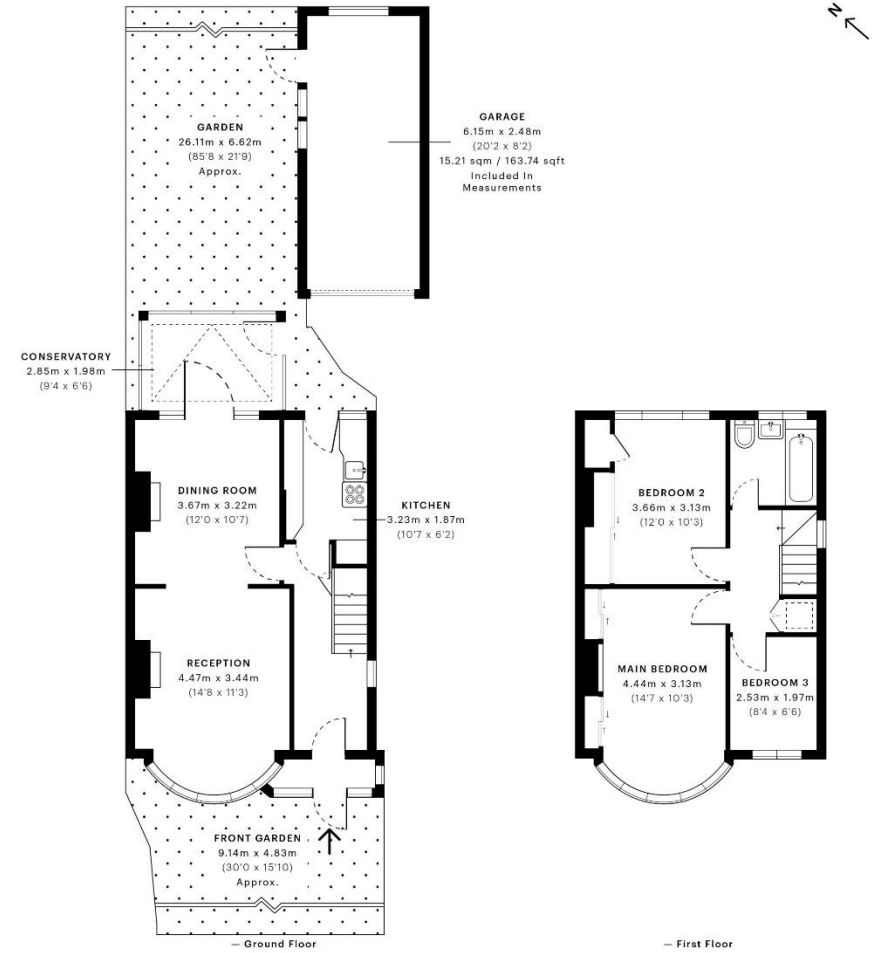
BENHURST GARDENS, SELSDON

GUIDE PRICE £425,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
102.55 sqm / 1103.84 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
94.71 sqm / 1019.45 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 100.67 sqm / 1083.60 sqft
IPMS 3C RESIDENTIAL 96.72 sqm / 1041.09 sqft

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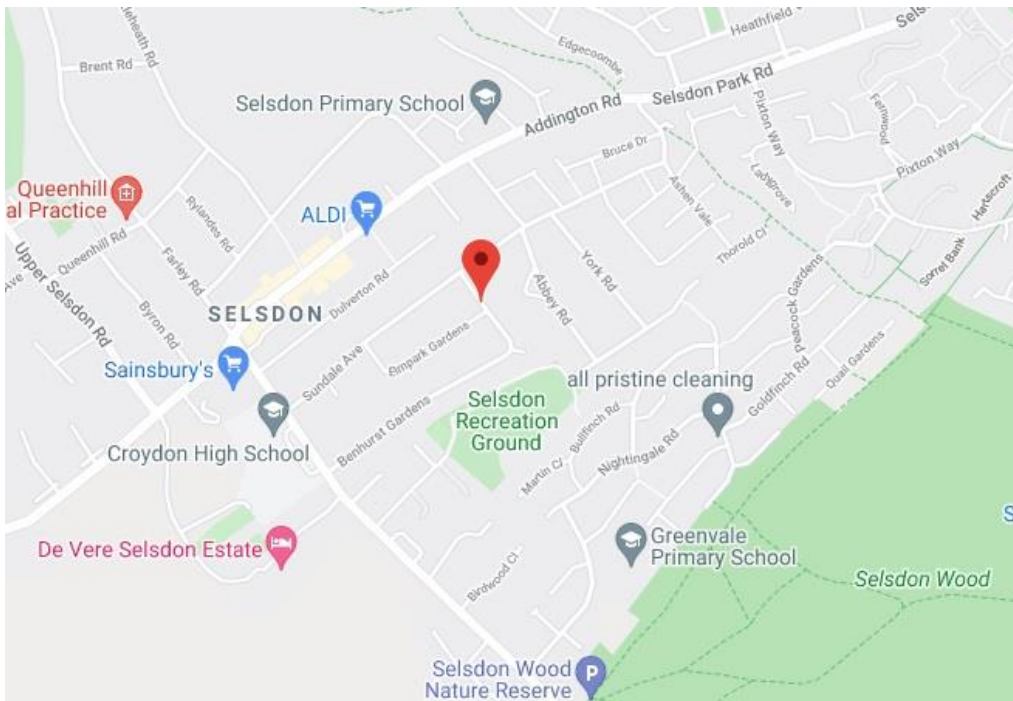
- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ CHAIN FREE
- ❖ REQUIRES A FULL RENOVATION
- ❖ LARGE PRIVATE REAR GARDEN
- ❖ GARAGE & SHARED DRIVEWAY
- ❖ QUIET RESIDENTIAL ROAD
- ❖ SHORT WALK FROM SELSDON HIGH STREET
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOL
- ❖ EPC EER E

**** Chain Free ** Requiring a Full Refurbishment **** A 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 well-proportioned home enjoys a large rear garden, has a private garage and a shared driveway. This property will offer the eventual buyer with plenty of scope to extend, be that to the rear or into the loft space (STPP).

The accommodation comprises two large double bedrooms, a single bedroom, a three-piece bathroom suite, a double-glazed porch, a bay-fronted double reception room, a small conservatory extension, and a separate kitchen.

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 for those with the ambition of adding their own mark to a property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		