

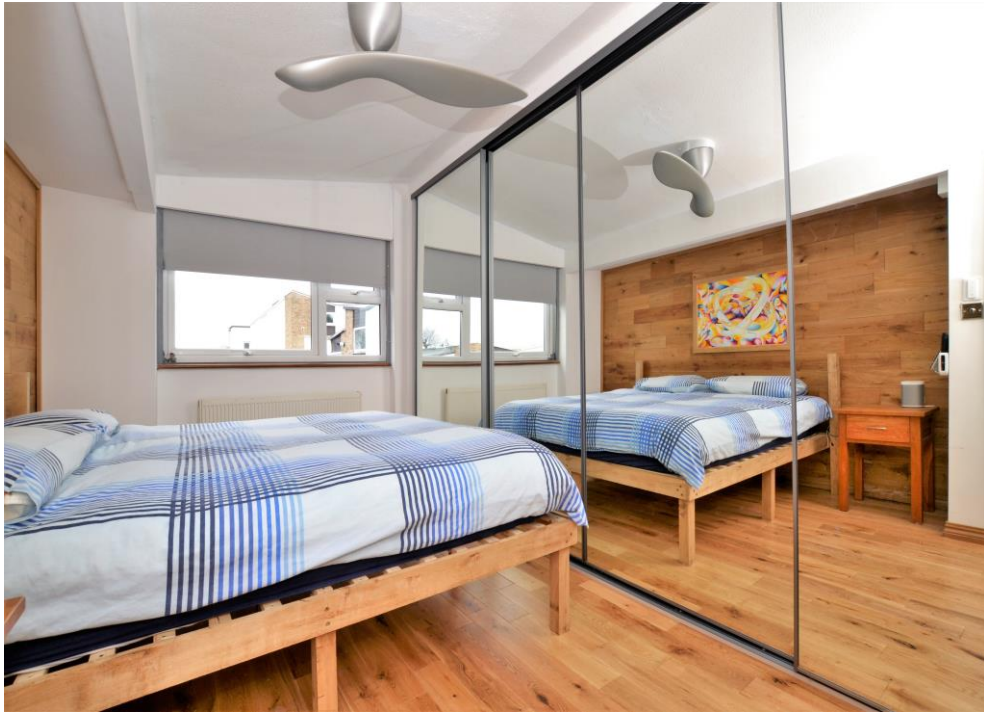
FOLKLANDS



HAM VIEW, SHIRLEY
GUIDE PRICE £360,000

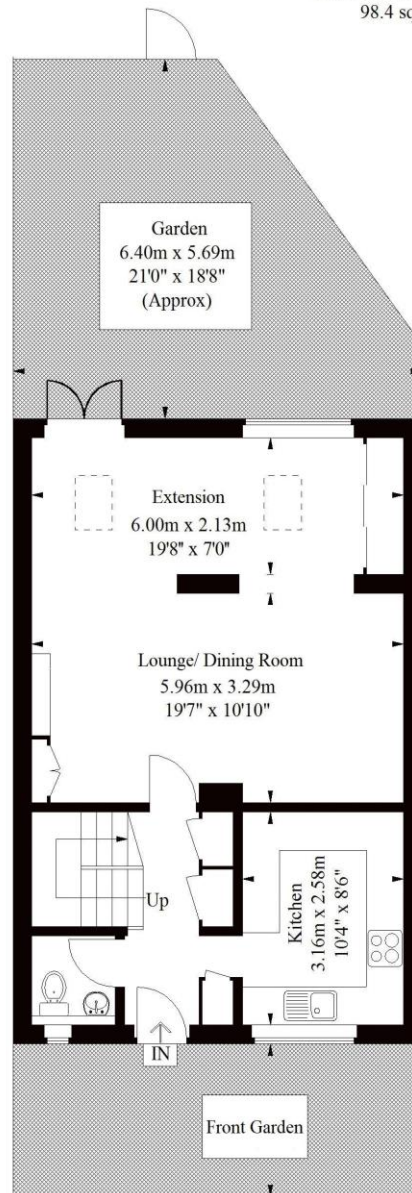




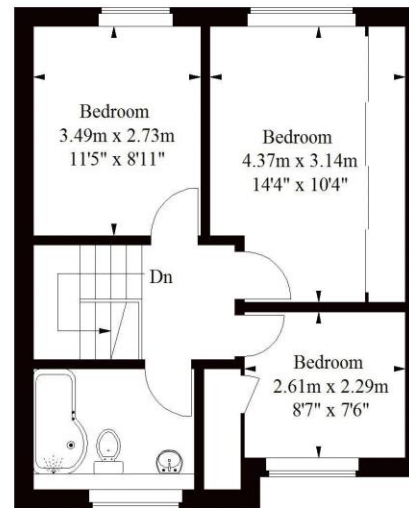


Ham View, Shirley

Approximate Gross Internal Area
98.4 sq m / 1059 sq ft



Ground Floor
55.9 sq m / 602 sq ft



First Floor
42.5 sq m / 457 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
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- ❖ EPC EER D
- ❖ THREE BEDROOM END OF TERRACE HOUSE
- ❖ 0.8 MILES FROM ELMERS END TRAIN STATION
- ❖ 0.7 MILES FROM THE LOCAL TRAM STOP
- ❖ POPULAR LAWDON ESTATE
- ❖ TRANQUIL CUL-DE-SAC LOCATION
- ❖ EXCELLENT OPTIONS FOR LOCAL PRIMARY SCHOOLS
- ❖ 21' PRIVATE REAR GARDEN WITH SYNTHETIC LAWN
- ❖ COMMUNAL OFF ROAD PARKING
- ❖ EXTENDED LIVING SPACE

An extended three bedroom end of terrace house situated within a quiet courtyard setting in the ever popular Lawdon development, conveniently located 0.7 miles from the local tram stop and 0.8 miles to Elmers End train station which provides direct routes into central London.

Boasting 1059 sqft of floor space, this well presented property benefits from a full width living room extension, a well maintained private rear garden with synthetic lawn, communal off road parking, a down stairs WC and ample fitted storage.

The accommodation comprises a 14'4 master bedroom with full range of fitted wardrobes, two further bedrooms, a stylish three piece bathroom suite, a modern fitted kitchen and a large lounge/ dining room with patio doors leading onto the private rear garden.

Furthermore, this property sits within a short walk from the local co-op supermarket, a range of local bus routes servicing Bromley, Shortlands & East Croydon, and within the 2017 catchment of a number of well regarded primary schools making it an ideal family home.

