

# FOLKLANDS



COURT WOOD LANE, FORESTDALE  
GUIDE PRICE £375,000

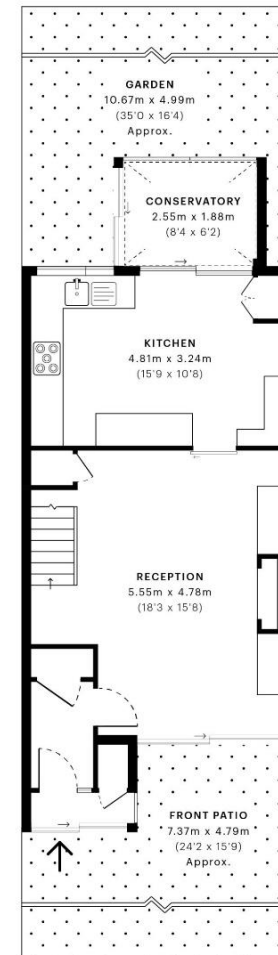
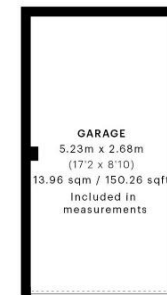




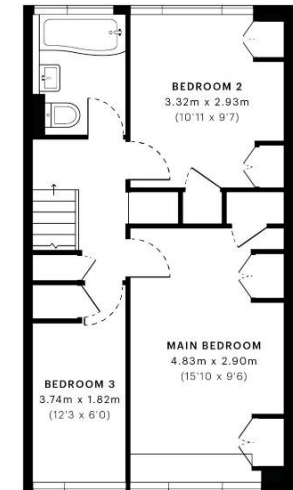








— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
107.01 sqm / 1151.85 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
101.73 sqm / 1095.01 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 106.49 sqm / 1146.25 sqft  
IPMS 3C RESIDENTIAL 102.87 sqm / 1107.28 sqft

SPEC ID: 61781a78ec668a0e55906c40

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ TRANQUIL LOCATION OFF ROAD
- ❖ STYLISH KITCHEN/BREAKFAST ROOM
- ❖ GARAGE EN-BLOC
- ❖ FULL GAS CENTRAL HEATING
- ❖ LARGE LIVING ROOM
- ❖ FULLY DOUBLE GLAZED
- ❖ MODERN BATHROOM SUITE
- ❖ EPC EER D

A three-bedroom terrace house situated in an elevated position within this tranquil off-road setting in the desirable Forestdale area, and conveniently located moments from the 353 bus route that provides a regular service to Hayes train station or a short distance to the 433 bus route that connects to East Croydon train station.

This smartly presented home benefits from a private garage en-bloc, it is fully double glazed, features a stylish open-plan kitchen/dining room, and boasts a modern gas central heating system which is powered by a Vaillant combi-boiler.

The accommodation comprises two double bedrooms both with fitted wardrobes, a single bedroom, a modern three-piece bathroom suite with shower over bath, ample loft space, an entrance lobby with storage space for coats & shoes, a large living room with sliding patio doors, a contemporary kitchen/dining room, and a conservatory extension that opens onto the southerly facing rear garden.

Furthermore, this property sits within 0.5 miles from the well regarded Courtwood & Forestdale Primary schools, a short distance to the local shops and moments from the open countryside as you head down Featherbed Lane. In our opinion this property would make an excellent home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		