

FOLKLANDS

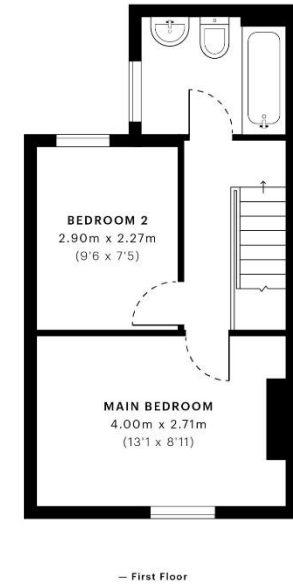
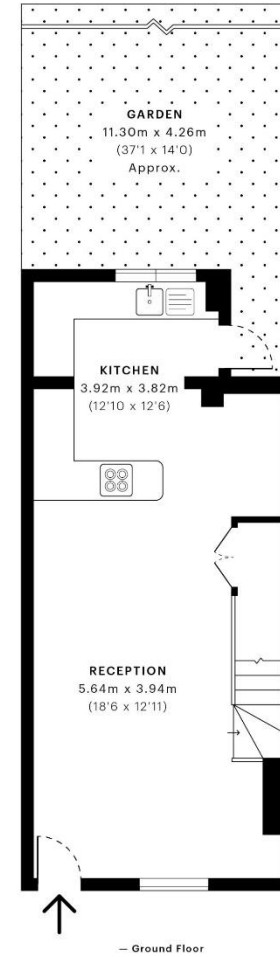


SALISBURY ROAD, WOODSIDE
GUIDE PRICE £360,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
62.25 sqm / 670.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
58.10 sqm / 625.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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 60.10 sqm / 646.91 sqft
IPMS 3C RESIDENTIAL 58.68 sqm / 631.63 sqft

SPEC ID 5ff37d8326c090dce49a3df

- ❖ TWO BEDROOM TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ 37' SOUTH FACING REAR GARDEN
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ LARGE OPEN-PLAN LIVING SPACE
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ FIRST FLOOR BATHROOM
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ EPC EER D

**** Chain Free **** A beautifully presented two-bedroom period terrace house, situated within this quiet cul-de-sac, conveniently located only 0.1 miles from the local tram stop and less than one mile from Norwood Junction which offers excellent connection into London Bridge and the Overground service too.

This tastefully refurbished home enjoys an abundance of living space, has a South facing rear garden, and a first-floor bathroom. Having been refurbished to an excellent standard by the current owners, the property features clever under-stairs storage, additional insulation, hard flooring to the ground floor, and excellent décor throughout.

Additionally, there is gas central heating and the house is fully double glazed. The accommodation comprises two well-proportioned bedrooms, a modern three-piece bathroom suite, ample loft storage with pull-down ladder, a large lounge/dining room, a contemporary open-plan kitchen, and a low-maintenance private rear garden.

Furthermore, this property sits moments away from the plethora of local conveniences on Woodside high street, a short walk to the open-green spaces of Ashburton park and within close proximity of a number of well-regarded primary schools, including the highly rated St Thomas Beckett Catholic primary school & Oasis Shirley Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		