

FOLKLANDS



ESKDALE GARDENS, RIDDLEDOWN

GUIDE PRICE £529,000

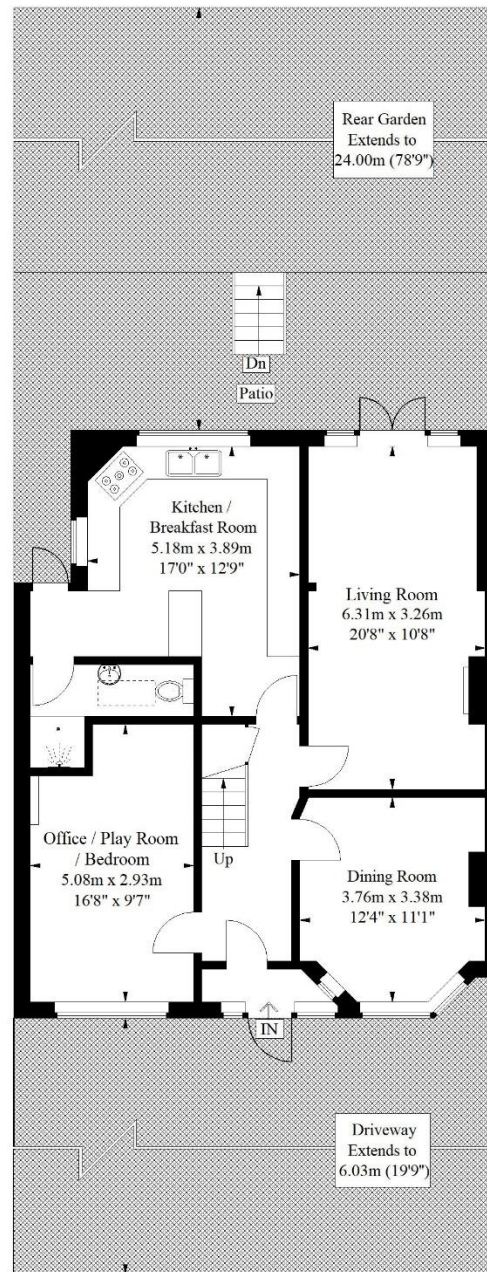




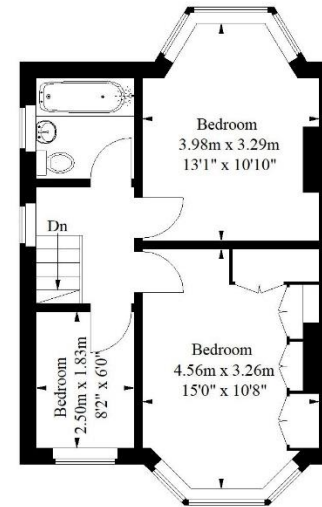


Eskdale Gardens, Riddlesdown

Approximate Gross Internal Area
120.6 sq m / 1297 sq ft



Ground Floor = 81.9 sq m / 881 sq ft



First Floor = 38.7 sq m / 416 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 448503)

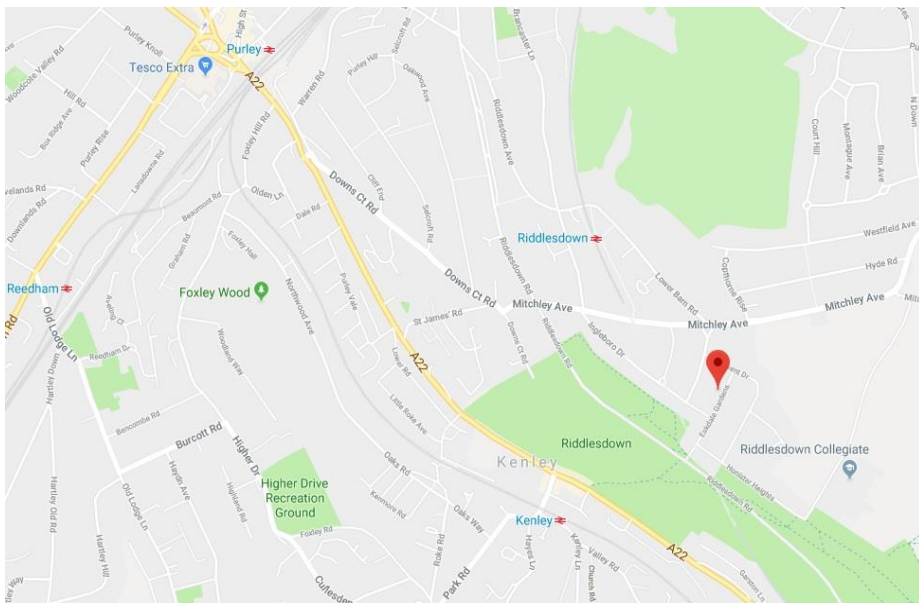
- ❖ EPC EER D
- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ BEAUTIFUL 78' WESTERLY FACING REAR GARDEN
- ❖ DRIVEWAY WITH SPACE FOR TWO CARS
- ❖ 0.4 MILES FROM RIDDLEDOWN TRAIN STATION & MOMENTS FROM RIDDLEDOWN COMMON
- ❖ OFFICE/ BEDROOM FOUR AND A DOWN STAIRS SHOWER ROOM
- ❖ SUBSTANTIALLY EXTENDED ON THE GROUND FLOOR
- ❖ WITHIN THE 2017 CATCHMENT FOR BOTH ATWOOD & GRESHAM PRIMARY SCHOOLS
- ❖ MOMENTS FROM THE OUTSTANDING RATED RIDDLEDOWN COLLEGIATE (OFSTED)

* No onward Chain * A well presented three bedroom semi-detached house situated within this popular residential road in the desirable Riddlesdown area, conveniently located only 0.4 miles from Riddlesdown train station which provides direct services to both London Victoria and London Bridge stations.

Having been substantially extended on the ground floor, this spacious home benefits from the addition of a large office/ bedroom four, a down stairs shower room and a well proportioned kitchen/ breakfast room. Along with off road parking to the front of the house for two cars the property also boasts a stunning rear garden with a small terrace and a few steps down to a large lawned area.

The accommodation comprises two double bedrooms, a single third bedroom, a partially boarded & insulated loft with pull down ladder, a stylish three piece bathroom suite, a separate dining room, an extended living room with wood burning stove & French doors, a fourth bedroom/ study/ play room, a down stairs shower room & WC, a modern fitted kitchen with breakfast bar, and a 78' Westerly facing rear garden.

Furthermore, this property sits in the 2017 catchment for Atwood & Gresham primary schools, is moments away from the highly regarded Riddlesdown Collegiate, and a stone's throw from the open countryside at Riddlesdown common. In our opinion this property would make a wonderful family home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	60
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.