

FOLKLANDS



UPPER SHIRLEY ROAD, SHIRLEY

GUIDE PRICE £529,950

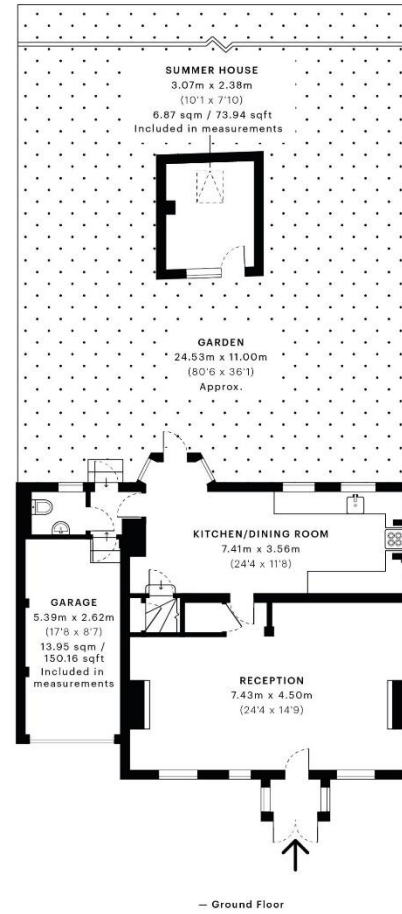












GROSS INTERNAL AREA (GIA)
The footprint of the property
139.68 sqm / 1503.50 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
119.65 sqm / 1287.90 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.84 sqm / 19.81 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 136.94 sqm / 1474.01 sqft
IPMS 3C RESIDENTIAL 120.70 sqm / 1299.20 sqft

spec id 5f1c68a767c2fca3e923435

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ GARAGE AND OFF ROAD PARKING
- ❖ LARGE REAR GARDEN WITH OUT-BUILDING
- ❖ TWO BATHROOMS & DOWN-STAIRS WC
- ❖ SUBSTANTIAL LIVING SPACE
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ SUPERBLY WELL PRESENTED
- ❖ MOMENTS FROM COOMBE WOODS & SHIRLEY HILLS
- ❖ EPC EER D

A characterful and charming three bedroom semi-detached house situated within this desirable part of Shirley, conveniently located moments away from the local bus stop (Routes 130 and 466) which provides direct services to East Croydon train station, Norwood Junction, and the local tram stop.

This bright and spacious home boasts many period features, has a substantial amount of living space, and features a private garage and off-road parking for one car. Additionally, this wonderful home features a beautiful 80' rear garden with an out-building which could serve as a home office, gym, or garden pub.

The accommodation comprises two sizeable double bedrooms with fitted cupboards, a third bedroom with an en-suite shower room, a stylish four piece family bathroom suite, a 24' double reception room with two feature fireplaces and stripped parquet flooring, a spacious kitchen/dining room, and a downstairs WC.

Furthermore, this property sits within proximity to a wide range of local schools (Both state & private) and moments away from the open green spaces of Coombe Woods and Shirley Hills. There is also a local pub and several convenience stores on the doorstep and the wide range of facilities in Shirley are only a short walk away. In our opinion, this property would make a wonderful family home and an internal viewing is required to truly appreciate its splendour.

