



**Timberling Gardens, South Croydon CR2 0AW**

## welcome to Timberling Gardens, South Croydon

A spacious five-bedroom detached house arranged over three floors, offering generous living space and versatile accommodation. The ground floor features a large kitchen, a bright and airy dining room, a study, and a convenient WC. The top floor comprises four well-sized bedrooms, including a master bedroom with an en-suite bathroom, along with a family bathroom. On the ground floor, you'll find a spacious lounge, and an additional room that has the flexibility to be converted into a fifth bedroom. The property also boasts a private west-facing garden, ideal for outdoor relaxation, and comes with the added benefits of a driveway and a garage for ample parking. Offered to the market chain-free, this home presents an excellent opportunity for those seeking a family-friendly residence with no onward chain.

Timberling Gardens is situated in a quiet cul-de-sac and is conveniently located for Purley Oaks Station and Sanderstead station just 290 yards away, which provide fantastic links into London. There are many local amenities nearby such as Tesco Express, Station Fish & Chips, Coco & Nut Coffee Co and a short walk away is the ever popular South End Restaurant Quarter. The property is surrounded by greenery with Purley Downs Golf Club, Croham Hurst Golf Club, Purley Way Playing Fields, Purley Beeches and Croham Hurst Woods being close by for the regular golfer or walker to enjoy and a vast amount of schools to choose from.

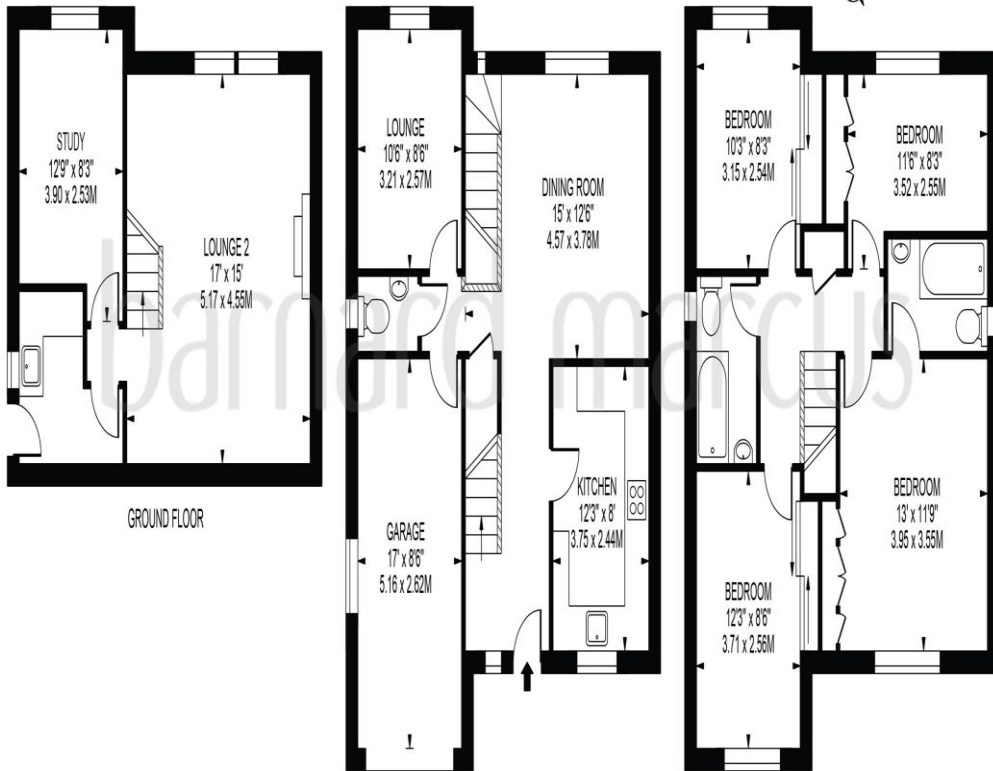


# TIMBERLING GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1594 SQ FT - 148.11 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 146 SQ FT - 13.52 SQ M



FIRST FLOOR

SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Timberling Gardens, South Croydon

- Detached
- Four Bedrooms with Converted Fifth Bedroom
- Three Reception Rooms
- Two Bathrooms
- Garage

Tenure: Freehold EPC Rating: C

**£675,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN107091 - 0004

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