



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.

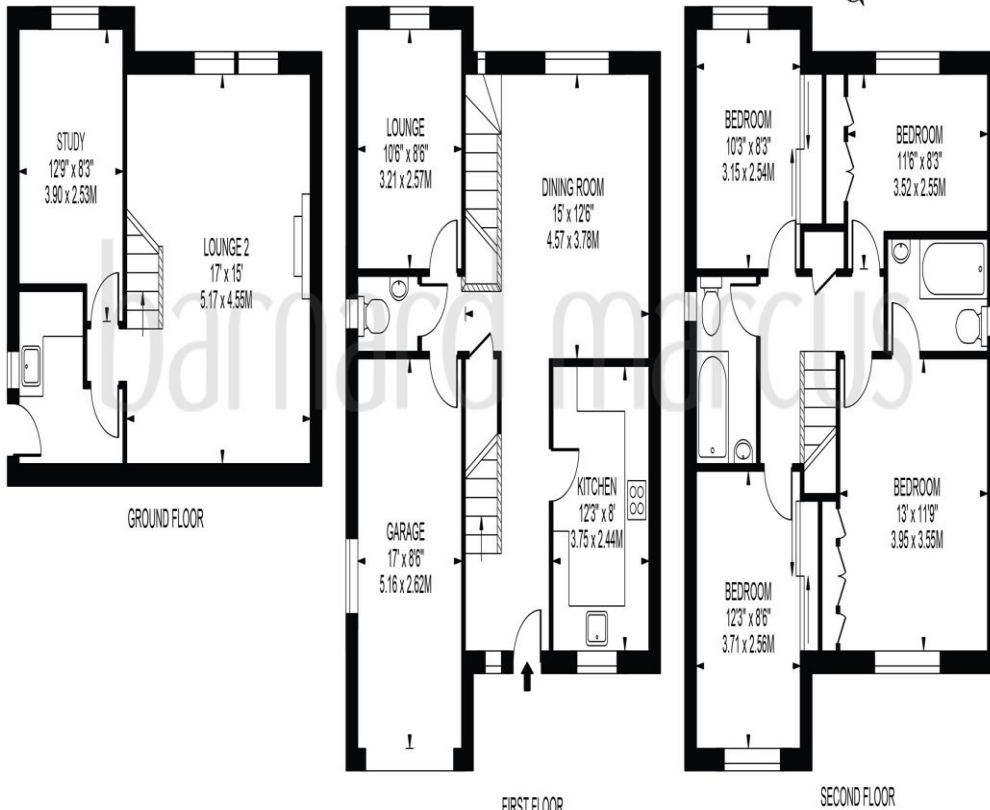


TIMBERLING GARDENS

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



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

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107091



Property Ref:
SAN107091 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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