



3 Timberling Gardens, South Croydon, Surrey, CR2 0AW

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Timberling Gardens  
South Croydon  
Surrey CR2 0AW

Offers in Excess of £225,000

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### Description

A spacious one double bedroom raised ground floor apartment with impressive lounge/dining area, fitted kitchen, electric heating, double glazing, allocated parking and entry phone being conveniently situated for both Purley Oaks and Sanderstead stations. EPC Rating D. Council tax band D.

### Accommodation

Communal Entrance Hall with security entry phone: Entrance Hall with two deep store cupboards: Impressive, Lounge/Dining Area with views overlooking the communal gardens: Fitted Kitchen with built in oven, hob, extractor with space for appliances, Double Bedroom with deep walk-built-in wardrobe: Tiled Bathroom with shower over bath: Communal Gardens: Electric Heating: Double Glazing. Allocated Parking Space.

### Location

Timberling Gardens is a turning off White Hill, itself a turning off St. Mary's Road. Close to a selection of reputable schools including Ridgeway Primary (Check Catchment). Very close to both Purley Oaks & Sanderstead stations and frequent bus service. Sought after residential area close to green spaces and recreational facilities.



# Timberling Gardens, CR2

Approximate gross internal area

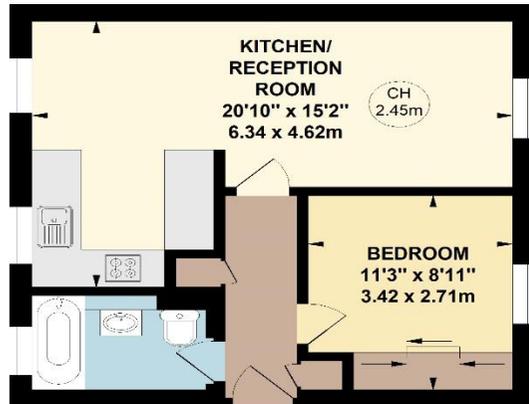
41.06 sq m / 442 sq ft

Key :  
CH - Ceiling Height



PARKING SPACE

(Not shown in actual location / orientation)



KITCHEN/  
RECEPTION  
ROOM

20'10" x 15'2"  
6.34 x 4.62m

CH  
2.45m

BEDROOM  
11'3" x 8'11"  
3.42 x 2.71m

**Raised Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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**Viewings Strictly by Appointment Only**

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