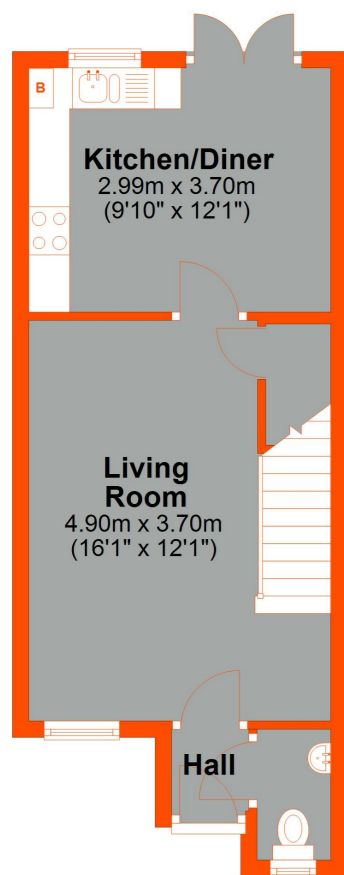


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



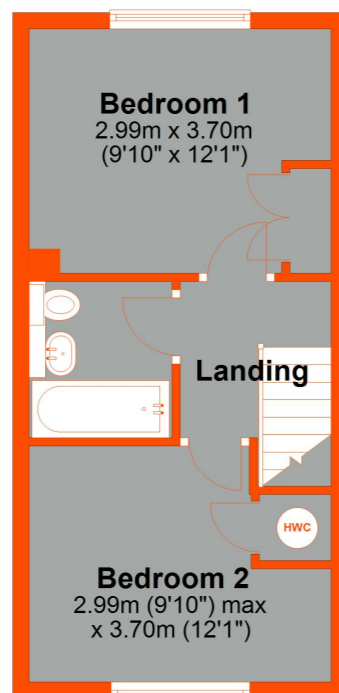
Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



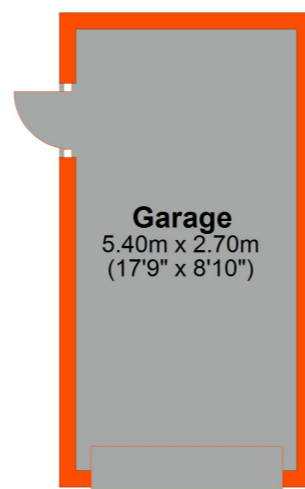
First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Outbuilding

Approx. 14.6 sq. metres (157.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

2 Great Gatton Close, Shirley, Croydon, Surrey CR0 7WA

£525,000 Freehold

- 2 Bedroom House
- Kitchen/Breakfast Room
- Lovely Garden
- Detached Garage
- Semi Detached
- Bathroom and Cloakroom
- Double Glazing and Central Heating
- Ideal First Time Home

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london

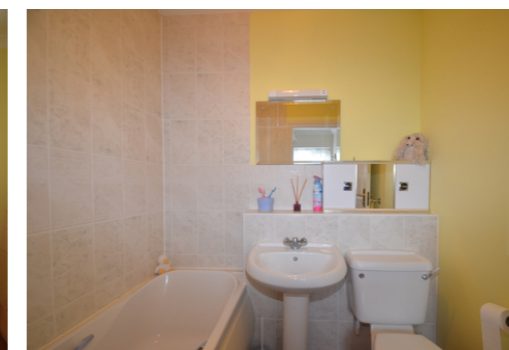


2 Great Gatton Close, Shirley, Croydon, Surrey CR0 7WA

A delightful 2 bedroom semi-detached house set in a small and exclusive development built in 2000. The property is set over 2 floors, has a cloakroom, lounge, kitchen/breakfast room, 2 bedrooms, bathroom, double glazing, central heating, garden and garage. An ideal first time home or somewhere to downsize to.

Location

A great location within central Shirley. Close to local shops, bus routes, parkland and schools, Wickham Road shops, Super Loop SL5 bus stop at Shirley Library. Elmers End tram, train and bus terminal, and East Croydon station are a short drive away.



GROUND FLOOR

Entrance Hall

Cloakroom

Matching white suite comprising low flush WC, wash hand basin, radiator, double glazed window to front.

Lounge

Double glazed windows to front, 2 radiators, understairs storage cupboard.

Kitchen/.Breakfast Room

Double glazed windows and double doors to rear overlooking and opening onto the garden, single drainer sink unit set in a matching range of worktops, wall/base units and drawers. Fitted oven, hob and washing machine, cupboard housing gas central boiler, ceramic tiled flooring, radiator.

FIRST FLOOR

Landing

Double glazed windows to side, doors to:

Bedroom 1

Double glazed window to front, built-in airing cupboard housing lagged hot water cylinder, radiator, loft access.

Bathroom

Matching bathroom suite comprising panelled bath, mixer taps and shower attachment, pedestal wash hand basin, low flush WC, part ceramic tiled walls, radiator.

Bedroom 2

Double glazed windows to rear, built-in wardrobe, radiator.

EXTERIOR

Rear Garden

A lovely garden laid to crazy paved patio leading to formal lawn with a flower bed to the rear, side access, sun awning.

Garage

Up and over door to front, power and light, side access to garden

ADDITIONAL INFORMATION

Council Tax

Croydon Council band D

