

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



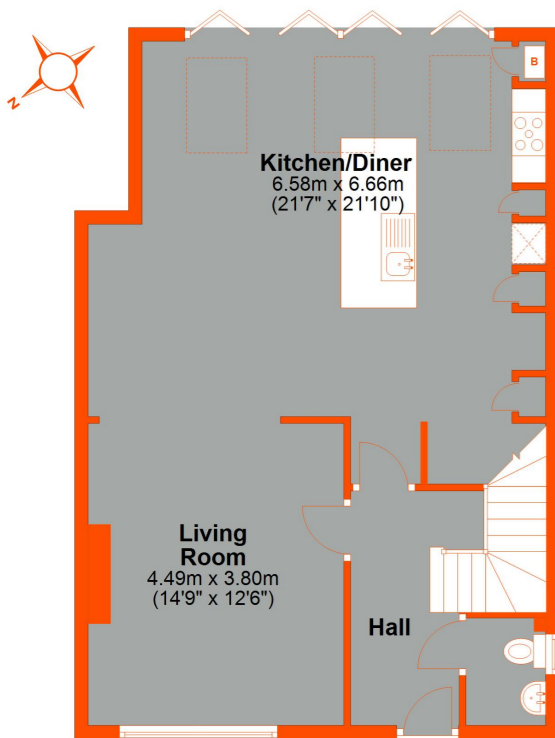
Viewing by appointment with our Shirley Office - 020 8777 2121

62 Lorne Gardens, Shirley, Croydon, Surrey CR0 7RY

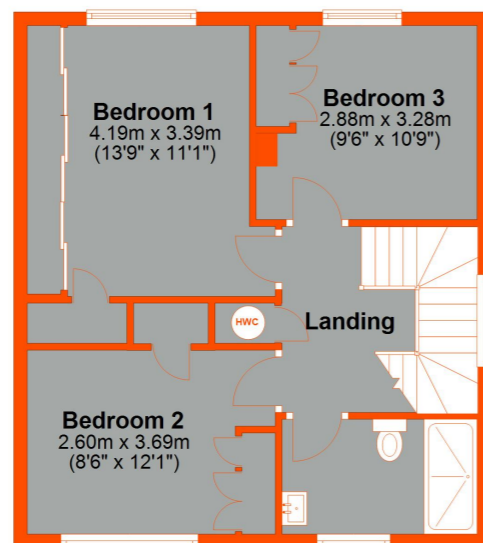
£625,000 Freehold

- 🔴 CHAIN FREE
- 🔴 3 Double Bedrooms
- 🔴 Extended to the Rear
- 🔴 Driveway Parking
- 🔴 Fully Refurbished
- 🔴 Open Plan Living with Air Conditioning
- 🔴 Large South Facing Garden
- 🔴 Home Office

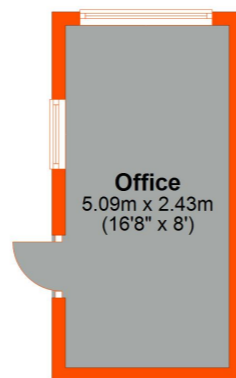
Ground Floor
Approx. 66.9 sq. metres (720.5 sq. feet)



First Floor
Approx. 50.5 sq. metres (543.7 sq. feet)



Outbuilding
Approx. 12.4 sq. metres (133.2 sq. feet)



Total area: approx. 129.8 sq. metres (1397.5 sq. feet)

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

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.
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62 Lorne Gardens, Shirley, Croydon, Surrey CR0 7RY

CHAIN FREE professionally extended and refurbished throughout to an extremely high standard with impressive open plan family living accommodation, air conditioning, 3 double bedrooms, contemporary shower room and ground floor cloakroom, garage converted into a very useful home office/gym or child's playroom and driveway parking to the front. To the rear is an extremely spacious sunny south facing garden with an attractive patio area leading onto a large level lawn.

Location

Lorne Gardens is situated just off the top of The Glade on a popular residential road, with a wide variety of amenities close by. These include local shops, Monks Orchard and Orchard Way Primary schools and Orchard Park High Secondary School, Ashburton playing fields, the 367 bus route which runs through The Glade, plus Arena Tram Stop and Elmers End Station are also nearby.



GROUND FLOOR

Entrance Hall

UPVC entrance door with semi circular inset double glazed translucent window, downstairs storage cupboard, plank style vinyl flooring, radiator.

Cloakroom

UPVC double glazed translucent window to side, low level WC, wall mounted wash hand basin, marble effect wall tiles and floor tiles, radiator

Living Room Area

UPVC double glazed window to front with fitted shutters, fittings for wall mounted television, feature black inset wall mounted electric fire, fitted cupboards to either side of chimney breast, vertical radiator, inset lighting, plank style vinyl flooring, leading to;

Family Room/Kitchen Diner Area

Full width UPVC double glazed bifold doors leading onto patio area, 3 lantern style roof windows, fitted cupboards with ample shelving above, air conditioning, vertical radiator, comprehensive selection of fitted wall and base units incorporating drawers, electric hob with extractor hood over, stainless steel double ovens and grill, integrated fridge freezer, large freestanding island incorporating breakfast bar, wine rack and inset stainless steel sink unit with mixer tap, plumbed for washing machine, inset lighting, plank style vinyl flooring.

Staircase

With contemporary glass balustrade leading to:



FIRST FLOOR

Landing

UPVC double glazed window to side, access to loft, fitted cupboard housing Megaflo water system, fitted carpet.

Bedroom One

UPVC double glazed window to rear with fitted shutters, fitted wardrobes incorporating full length mirror to one wall, air conditioning, radiator, fitted carpet.

Bedroom 2

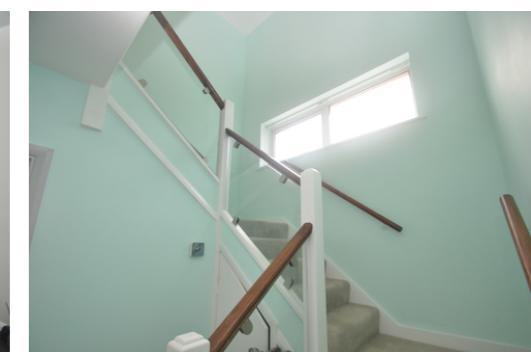
UPVC double glazed window to front with fitted shutters, fitted wardrobes incorporating full length mirror, original fitted cupboard, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to rear with fitted shutters, fitted wardrobe incorporating full length mirror, radiator, fitted carpet.

Shower Room

UPVC double glazed translucent window to front with fitted shutters, large glass fronted walk-in shower, wash hand basin set to vanity unit with mirror fronted cabinet above, shaver socket, low level WC, fully tiled marble effect walls, inset lighting, ceramic tiled floor, underfloor heating,



EXTERIOR

Front and Rear Garden

The latter being approximately 60' x 60' An attractive large patio area across the rear leading onto a laid to lawn garden which enjoys a secluded sunny south facing aspect, 2 garden sheds, side entrance.

Front Garden; laid to lawn with flowerbed boundary.

Home Office

Work from home unit, dual aspect double glazed windows, inset lighting, wood effect flooring.

Driveway

Parking for 2 vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band E

