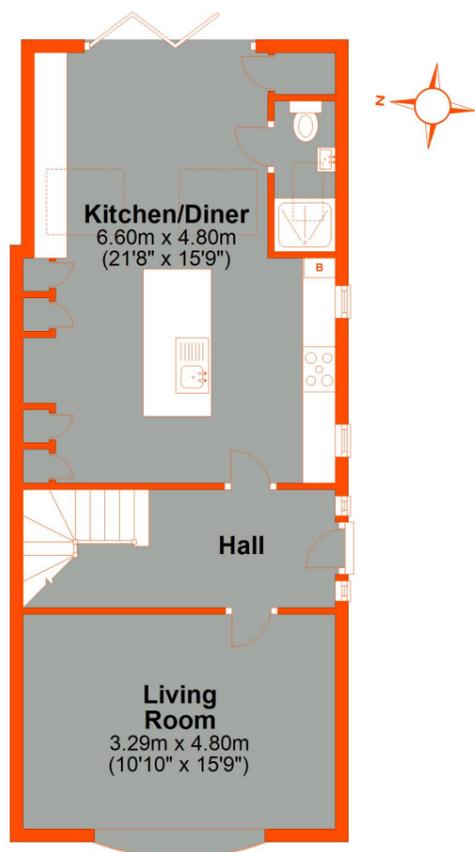


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



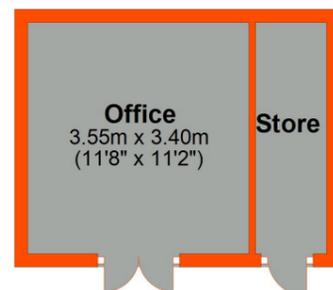
**Ground Floor**  
 Approx. 56.9 sq. metres (612.2 sq. feet)



**First Floor**  
 Approx. 42.0 sq. metres (451.9 sq. feet)



**Outbuilding**  
 Approx. 16.3 sq. metres (175.5 sq. feet)



Total area: approx. 115.2 sq. metres (1239.7 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

148 The Glade, Shirley, Croydon, Surrey CR0 7UD

**£530,000 Freehold**

- Extended 2-3 Bedroom House
- Lounge
- Family Bathroom
- Detached Games Room/Bar/Office
- Luxury Extended Fitted Kitchen/Breakfast Room
- Ground Floor Shower/Wet Room
- Double Glazing/Central Heating
- Fabulous Decor Throughout

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 free mortgage advice and MAP Limited 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 Rent4sure Limited 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



## 148 The Glade, Shirley, Croydon, Surrey CR0 7UD

A fabulous extended 2-3 bedroom family home boasting an extended fully fitted luxury kitchen/breakfast room with bi-fold doors onto the garden, lounge, ground floor shower/wet room, family bathroom, double glazing, central heating, underfloor heating, front and rear gardens, detached games room. All presented and decorated to show home standards. The property currently has 2 large bedrooms, but could easily be reinstated as 3 bedrooms.

### Location

Ideally placed on The Glade, close to both primary and secondary schools, park land and bus routes,. Elmers End tram and mainline stations are close at hand with a fast and frequent service into Central London and beyond. Croydon and Beckenham centres with their shops and sports/leisure facilities are a short drive away.



### GROUND FLOOR

#### Entrance Hall

Double glazed windows to side, ceramic tiled flooring, understairs storage and cloaks area, built in storage cupboard, radiator.

#### Lounge

Double glazed bay windows to front with fitted shutters, fitted display shelving with space for TV, electric log effect fire, storage cupboards, radiator, concealed ceiling lighting.

#### Kitchen/Breakfast Room

A luxury extended kitchen/breakfast room with double glazed bi-fold doors (with internal blinds) opening onto the garden, double glazed windows to side and 2 double glazed skylights, extensive matching range of quartz white worktops and large central island with breakfast bar and bench, single drainer sink unit with mixer tap, matching white and light grey gloss wall/base units and drawers, 5 burner gas hob, extractor hood, 2 double ovens, integrated dishwasher and freezer, wine cooler, American style fridge freezer, cupboard housing gas central heating boiler, radiator, ceramic tiled flooring, under floor heating, cupboard housing plumbing for washing machine and tumble dryer.

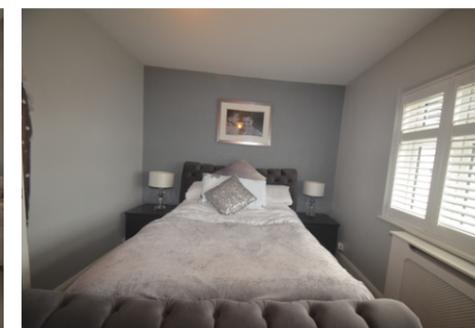
#### Shower/Wet Room

Matching white suite comprising concealed flush WC, wash hand basin, shower with power shower, ceramic tiled walls and flooring, double glazed skylight.

### FIRST FLOOR

#### Landing

Loft access doors to:



#### Bedroom 1

Double glazed windows to front with fitted shutters, deep built-in wardrobe with storage space, radiator, ceiling fan, fitted carpet.

#### Bedroom 2/3

Currently 2 rooms converted into 1 (a dividing wall could be reinstated should 3 bedrooms be required), double glazed windows to rear, extensive fitted wardrobes with drawers and shelving, radiator, fitted carpet.

#### Family Bathroom

Matching white suite comprising panelled bath with shower and glazed screen, wash hand basin set in a vanity unit, low flush WC, ceramic tiled walls and flooring, heated towel rail, double glazed window to side.

### EXTERIOR

#### Games Room/Bar/Office

Detached building, double glazed doors too front opening onto and overlooking the garden, fitted bar area, electric wall heater, vinyl flooring, power and light.

#### Front and Rear Gardens

The latter being approximately 45', grey polished paved patio leading to central formal lawn with raised flowerbed to one side and rear patio, side access.

Large lawned garden to front.

### CROYDON COUNCIL TAX BAND E

