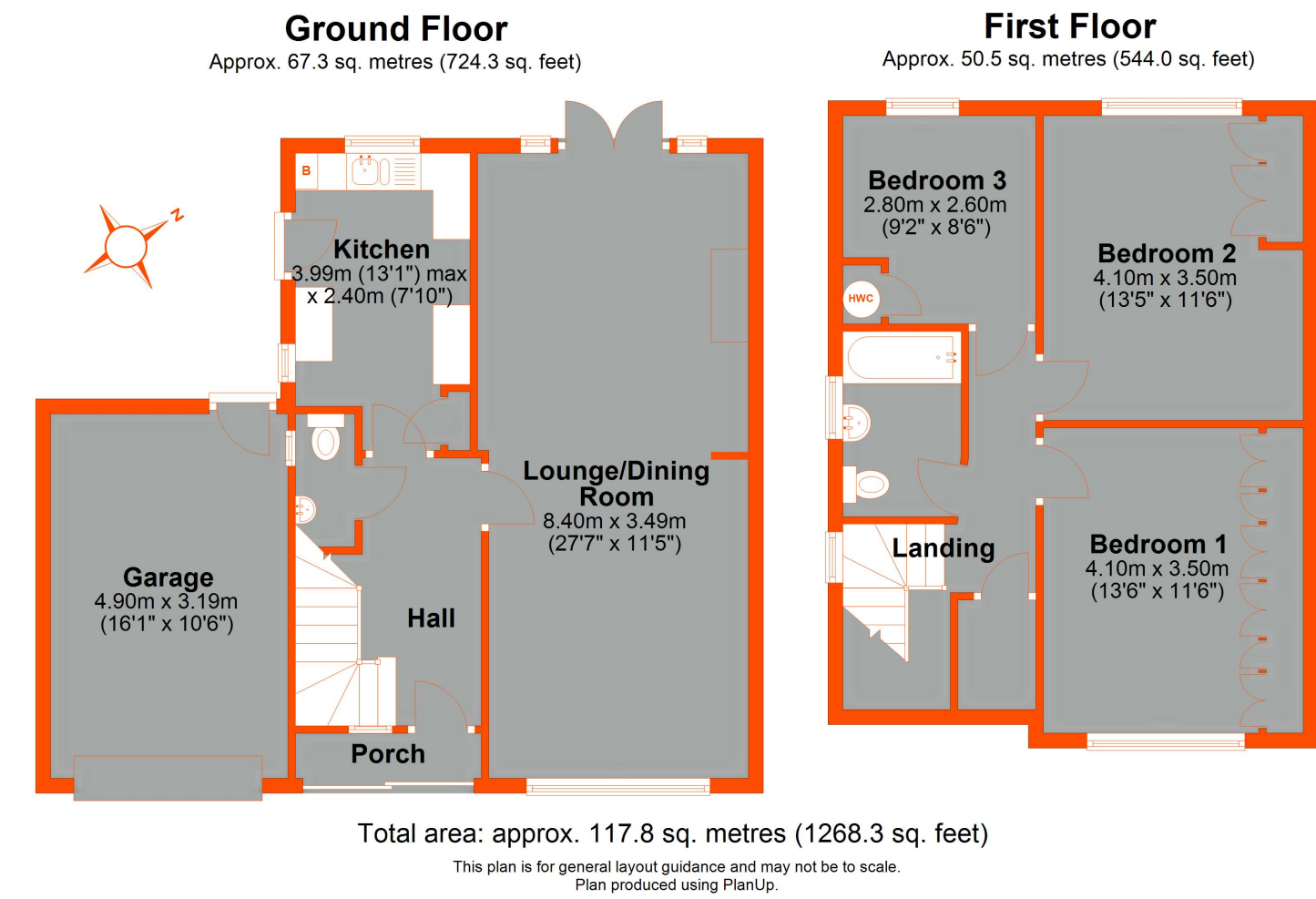


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Shirley Office - 020 8777 2121

216 Bridle Road, Shirley, Croydon, Surrey CR0 8HL

£620,000 Freehold

- Semi Detached Gower Home

Large Through Reception Room

Modern Bathroom

Double Glazing & Central Heating
- 3 Bedrooms

Ground Floor Cloakroom

Fitted Kitchen

Garage + Drive

216 Bridle Road, Shirley, Croydon, Surrey CR0 8HL

A post war 3 bedroom Gower built home situated on the ever popular South side of Shirley. The accommodation comprises, along with the 3 bedrooms, a large through lounge/dining room, fitted kitchen, modern bathroom, ground floor cloakroom, garden, garage and drive, double glazing and central heating.

Location

Situated at the top of the South side of Shirley close to Harris Primary Academy Benson and St John's Primary Schools. Orchard Park High and Shirley High Secondary Schools are close at hand. West Wickham High Street is a short drive away with its shops, restaurants and sports & leisure facilities. East Croydon and West Wickham Mainline Stations with their fast and frequent services to Central London and beyond are a short bus journey or drive away. The 194 and 198 bus routes are near by.



GROUND FLOOR

Entrance Porch

UPVC double glazed sliding door.

Entrance Hall

Entrance door, double glazed translucent window to front, radiator, understairs storage cupboard, fitted carpet.

Cloakroom

Double glazed translucent window to side, low flush WC, wash hand basin, radiator, ceramic tiled flooring,

Lounge/Dining Room

A large through room, double glazed window to front, double glazed doors to rear opening onto the garden, coal effect gas fire with brick mantel and surround, 2 radiators, coved ceiling, fitted carpet.

Kitchen

Double glazed windows to rear overlooking the garden, part glazed door to side, single drainer stainless steel double bowl sink unit set within a matching range of wall/base units incorporating worktops and drawers, glass fronted china cabinets and larder cupboard, fitted Belling gas range with hob and extractor hood, plumbed for dishwasher and washing machine, space for tumble dryer, wall mounted gas central heating boiler, ceramic tiled walls and flooring.

FIRST FLOOR

Landing

Double glazed windows to side, deep built-in storage cupboard, access to a boarded loft with dormer and double glazed windows, two radiators, fitted carpet.

Bedroom 1

Double glazed windows to front, extensive range of fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 2

Double glazed windows to rear, fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 3

Double glazed windows to rear, fitted wardrobe, louvre fronted cupboard housing lagged hot water cylinder, radiator, laminate flooring.

Bathroom

Double glazed translucent window to side, matching white suite comprising panelled bath with mixer tap and power shower, low flush WC, wash hand basin set in a vanity unit, heated towel rail, ceramic tiled walls.

EXTERIOR

Rear Garden

Approximately 37' x 33', block paved patio to side and rear of the property, low brick built wall with wrought iron gates leading to a formal lawned area and further patio areas.

Garage

Up and over door to front, power and light, door to garden.

Driveway

To the front with ample parking for 2 cars.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon band E.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage