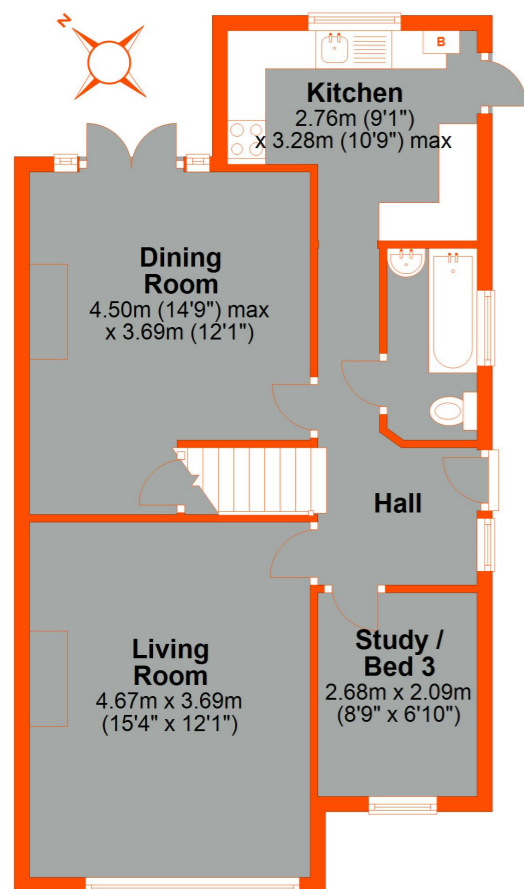


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



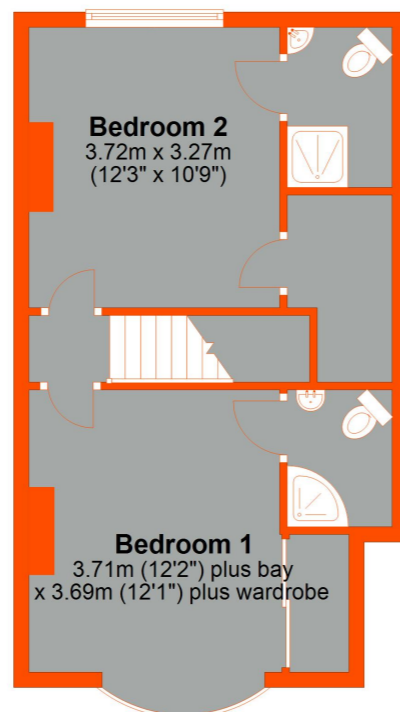
Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 98.4 sq. metres (1059.2 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

136 The Glade, Shirley, Croydon, Surrey CR0 7QF

£520,000 Freehold

- 3 Bedroom Semi-Detached
- Ground Floor 3rd Bedroom/Study
- Separate Lounge and Dining Room
- Garden
- 2 Double Bedrooms with En Suite Showers
- Fitted Kitchen
- Double Glazing and Central Heating
- Large Drive with Ample Parking

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

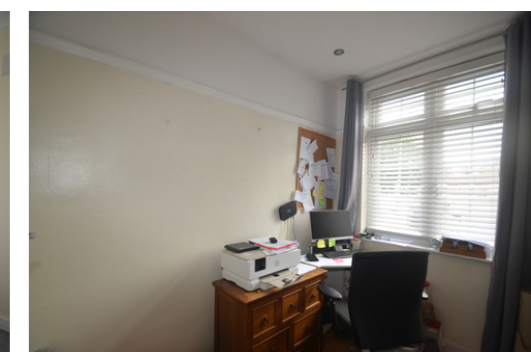


136 The Glade, Shirley, Croydon, Surrey CR0 7QF

A 1930s built 3 bedroom semi-detached house. The property has 2 double bedrooms on the 1st floor, both with en-suite shower rooms, bedroom 3/study and family bathroom are on the ground floor. Fitted kitchen, lounge, dining room, gas central heating and double glazing, garden, large front drive with ample parking space.

Location

Great location for local shops, bus routes, Monks Orchard and Orchard Way Primary schools and Orchard Park High Secondary schools, and Parkfields play area. Tesco Super Store, Elmers End tram and train station is close by, with services to Wimbledon, East Croydon, London Bridge, Charing Cross and Cannon Street. Beckenham, West Wickham and Croydon shopping centres, sports & leisure facilities are a short drive away.



GROUND FLOOR

Entrance Hall

Laminate flooring, doors to:

Bedroom 3/Study

Double glazed window to front, radiator, laminate flooring.

Lounge

Double glazed windows to front, gas coal effect fire with stone surround, radiator, laminate flooring.

Dining Room

Double glazed windows and double doors to rear overlooking and opening onto the garden, radiator, laminate flooring.

Bathroom

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

Kitchen

Double glazed windows to rear overlooking the garden, half double glazed door to side, single drainer stainless steel sink unit set within a matching range of worktops, wall/base units and drawers, fitted gas hob, oven and hood, plumbed for washing machine and dishwasher, cupboard housing gas central heating boiler.

FIRST FLOOR

Landing

Loft access, doors to:

Bedroom 1

Double glazed bay windows to front, mirror fronted wardrobes, radiator, fitted carpet.

En Suite Shower Room

Matching white suite comprising a shower cubicle with electric shower, low flush WC, wash hand basin set in a vanity unit.

Bedroom 2

Double glazed windows to rear, radiator, eaves storage cupboard.

En Suite Shower Room

Matching white suite comprising shower cubicle with electric shower, low flush WC, wash hand basin set in a vanity unit.

EXTERIOR

Gardens to front and rear

The latter being 33' - raised decked area leading to central formal lawn with flower beds surrounding, wooden tool shed.

Driveway

Large front driveway with ample parking.

ADDITIONAL INFORMATION

Council Tax

Croydon Council Band D

