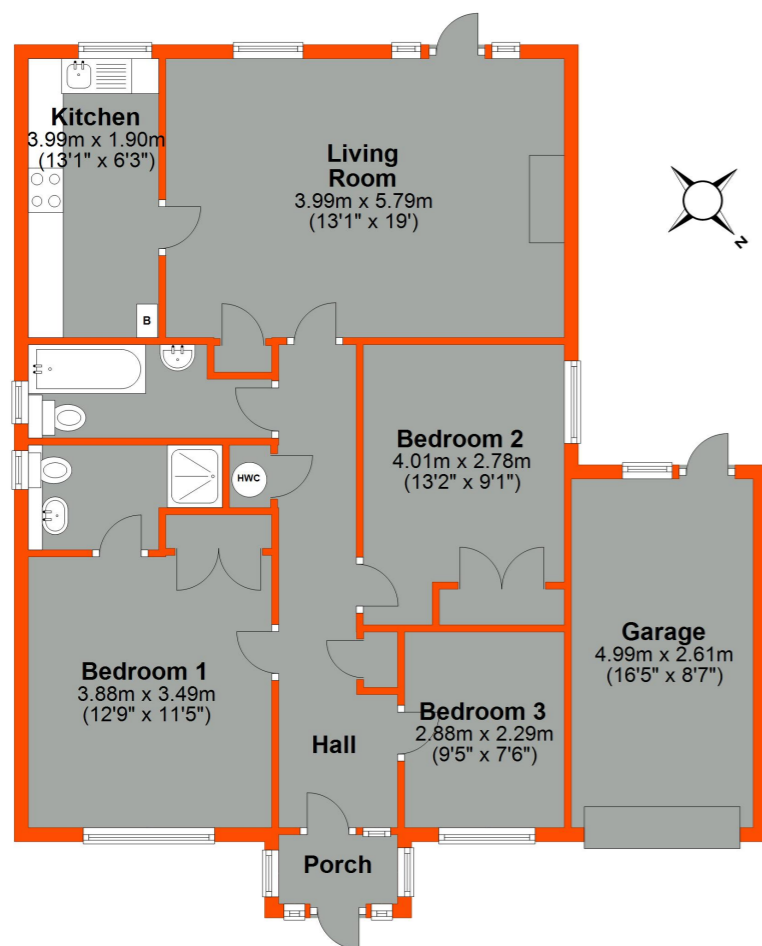


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**

Approx. 99.8 sq. metres (1074.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.8 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

10 Littlebrook Close, Shirley, Croydon, Surrey CR0 7SZ

**£625,000 Freehold**

- Detached Bungalow
- Excellent Condition
- En Suite to Master Bedroom
- South West Facing Garden
- 3 Bedrooms
- Spacious Living Accommodation
- Garage with Ample Driveway Parking
- Secluded Cul-De-Sac Location

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 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](http://www.proctors.london)





## 10 Littlebrook Close, Shirley, Croydon, Surrey CR0 7SZ

Superb 3 bedroom detached bungalow in cul de sac, tastefully refurbished and beautifully maintained. Master bedroom with en suite shower room, spacious living room, garage, sunny south-west garden, summer house, driveway parking for 3 to 4 vehicles.

### Location

Situated in a cul-de-sac off The Glade within a small close of similar age properties, a wide variety of amenities can be found close by. Some of which include the 367 bus route which runs through The Glade to Bromley and Croydon, Elmers End mainline and tram station with services to Central London and East Croydon station, local shops and schools plus Beckenham High Street a short journey away with a selection of popular shops and restaurants.



### GROUND FLOOR

#### Entrance Porch

UPVC porch with tiled floor.

#### Entrance Hall

Double glazed entrance door, cloaks cupboard, linen cupboard housing hot water cylinder, coved ceiling, fitted carpet, warm air vent.

#### Living Room

Double glazed doors to garden with aluminium double glazed windows to either side, aluminium double glazed casement window to rear, feature fireplace, coved ceiling, wired for wall lights, fitted carpet, warm air vent.

#### Fitted Kitchen

Double glazed window to rear, comprehensive selection of white wall and base units incorporating drawers and ample work surfaces, ceramic inset sink unit with mixer taps and tiled splashback, stainless steel 4 burner gas hob, stainless steel double gas oven below with extractor hood above, plumbed for washing machine, recess for fridge freezer, vinyl tiled flooring, warm air central heating boiler.

#### Bedroom 1

Double glazed window to front, fitted wardrobe, fitted carpet, warm air vent.

#### En Suite Shower Room

Double glazed translucent window to side, recessed shower cubicle, pedestal wash hand basin, low level WC, half tiled walls extending to fully tiled around shower area, heated towel rail, vinyl plank style flooring, warm air vent.

#### Bedroom 2

Double glazed window to side, fitted wardrobes, fitted carpet, warm air vent.

#### Bedroom 3

Double glazed leaded light window to front, fitted carpet, warm air vent.

#### Bathroom

Double glazed translucent window to side, matching white suite comprising panelled bath with hand held shower attachment, pedestal wash hand basin, low level WC, tiled wall to one side, remaining walls half tiled, heated towel rail, vinyl plank style flooring, warm air vent.

### EXTERIOR

#### Gardens to Front and Rear

The latter being approximately 50' x 50', large patio area across the rear, mainly laid to lawn with a selection of established shrubs and trees surrounding, patio awning, entrance to side, door to garage, summer house with power and light supply, door to garage.

The front garden has a shaped lawn with shrubs surrounding.

#### Garage

To side with up and over door, light and power.

#### Driveway

Parking for 3 to 4 vehicles

### ADDITIONAL INFORMATION

#### Council Tax

Croydon council band F

