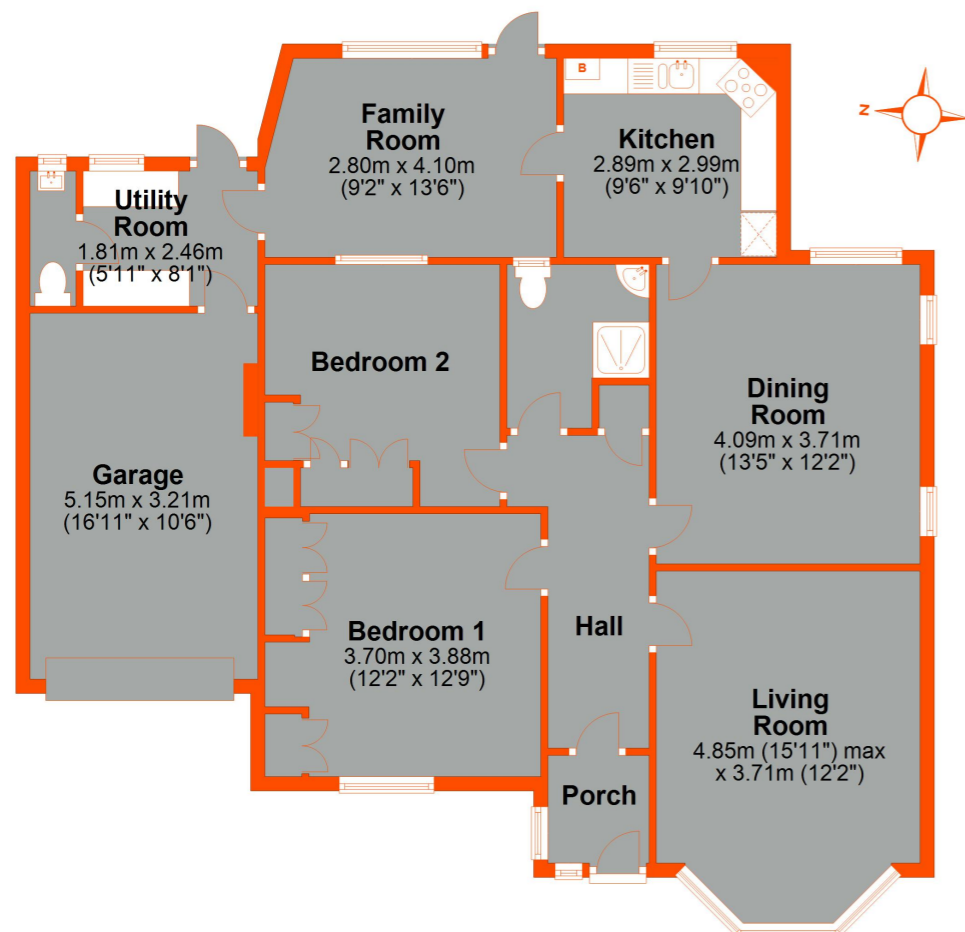


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 117.5 sq. metres (1264.7 sq. feet)



Total area: approx. 117.5 sq. metres (1264.7 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

4 The Glade, Shirley, Croydon, Surrey CR0 7QA

£500,000 Freehold

- CHAIN FREE
- 3 Bedrooms, 2 Reception Rooms
- Contemporary Wet Room
- Garage
- Spacious Detached Bungalow
- Level Lawned Garden
- Utility Room/Workshop
- Driveway Parking For 2-3 Vehicles

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



4 The Glade, Shirley, Croydon, Surrey CR0 7QA

CHAIN FREE - We offer for sale this spacious detached bungalow with 3 bedrooms (one used as a lounge at present), family room, dining room, modern fitted kitchen, contemporary wet room, cloakroom, utility/workshop, garage to side. Mainly laid to lawn level garden at the rear and ample driveway parking to the front of the property. Some modernisation and redecoration is required which has been reflected in the asking price.

Location

Situated on a prominent plot at the top of The Glade with a wide selection of amenities nearby which include local shops, 367 bus route which runs through The Glade (the Super Loop SL5 stop is nearby at Shirley Library), Orchard Way Primary School and Orchard Park High Secondary School. Beckenham and West Wickham High Streets are close by with their selection of popular shops, restaurants and cafes. East Croydon Station is a short journey away with fast and frequent services to London and beyond.



GROUND FLOOR

Entrance

UPVC double glazed entrance porch.

Entrance Hall

Multi-pane entrance door, fitted cupboard, radiator, coved ceiling, fitted carpet.

Reception Room 1

UPVC double glazed leaded light bay window to front, coved ceiling, radiator, fitted carpet.

Reception Room 2

Dual aspect UPVC double glazed leaded light windows, feature marble fireplace, radiator, coved ceiling, fitted carpet.

Fitted Kitchen

UPVC double glazed window to rear, comprehensive selection of fitted wall and base units incorporating drawers, ample granite work surfaces with matching trim, inset sink unit with mixer tap, stainless steel 5 burner gas hob with extractor hood over, eye level integrated stainless steel oven and grill, plumbed for washing machine, wall mounted concealed central heating boiler, spotlighting, ceramic tiled floor.

Family Room

Half glazed door to garden with picture window to rear, radiator, fitted carpet, door leading to

Utility Room/Workshop

Glazed door to rear, window to rear, internal door to garage.

Cloakroom

Low level WC, wall mounted wash hand basin, half tiled walls.

Bedroom 1

UPVC double glazed leaded light window to front, full selection of fitted wardrobes to one wall with locker cupboards over, radiator, fitted carpet.

Bedroom 2

Window to rear, fitted mirror fronted corner unit wardrobes, radiator, fitted carpet.

Wet Room

Translucent window to rear, fully tiled with wall mounted shower plus separate hand held shower attachment, fitted screen, corner unit wash hand basin with glass shelf above, concealed low level WC, mirror fronted bathroom cabinet with integrated lighting, heated towel rail, underfloor heating, ceramic tiled floor.

OUTSIDE

Front and Rear Gardens

The latter being approximately 50' x 40', concrete patio area across the rear leading onto a mainly laid to lawn level garden, greenhouse, garden shed, selection of shrub borders, side entrance. FRONT GARDEN - lawned area with a selection of mature shrubs.

Garage

To side of property with roller shutter door, power and light supply.

Block Paved Driveway

Parking for 2 - 3 vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough Council band E

