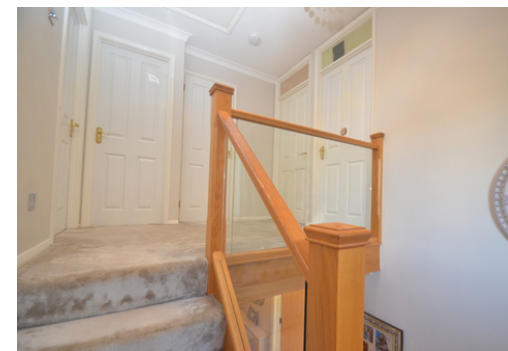


26 Orchard Rise, Shirley, Croydon, Surrey CR0 7QY

Seldom available to the market, this spacious detached family home offers 3 generous size bedrooms, impressive lounge leading into a large conservatory, fitted kitchen, formal dining room and modern family bathroom, tastefully decorated and beautifully maintained by the present owners. To the rear is a lawned garden with a sunny aspect plus driveway parking to the front.

Location

Situated in a quiet cul-de-sac with a wide variety of amenities nearby, some of which include local shops and bus routes on Wickham Road, 367 bus route which runs through The Glade, Orchard Way Primary and Orchard Park High Secondary Schools, Parkfield Recreation Ground and West Wickham High Street with its popular range of shops, restaurants and cafes. East Croydon Station is also nearby with services to London Bridge, Victoria and Gatwick.



GROUND FLOOR

Entrance Porch

Entrance Hall

UPVC entrance door, panel radiator, understairs storage cupboard, coved ceiling, plank style flooring.

Cloakroom

UPVC double glazed window to side, low level WC, circular ceramic wash hand basin set to vanity unit, fitted shelving, plank style flooring.

Living Room

UPVC double glazed sliding doors to conservatory, UPVC double glazed window to rear, stainless steel fireplace with ornate hearth and mantel, coved ceiling, radiators, fitted carpet.

Conservatory

Radiator, plank style flooring, doors leading to garden. Currently used as a work from home office.

Fitted Kitchen

Dual aspect UPVC double glazed windows, comprehensive selection of fitted white wall and base units incorporating ample work surfaces with a tiled splashback, electric hob with perspex splashback, stainless steel extractor over, stainless steel electric oven, plumbed for washing machine, wall mounted central heating boiler, plank style flooring.

FIRST FLOOR

Landing

UPVC double glazed window to side, access to loft, coved ceiling, fitted carpet, modern glazed balustrades.

Bedroom 1

UPVC double glazed window to rear, walk-in fitted wardrobe, coved ceiling, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to front, fitted wardrobe incorporating drawers below, coved ceiling, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to front, fitted wardrobe incorporating drawers below, coved ceiling, radiator, fitted carpet.

Family Bathroom

Matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, hand held shower attachment, rectangular wash hand basin set to vanity unit, large mirror above with integrated lighting, low level WC, second mirror fronted bathroom cabinet, heated towel rail, fully tiled walls and floor.

EXTERIOR

Rear Garden

Approximately 40' x 40', a sunny South facing garden, mainly laid to lawn with established shrubs, canopied storage area to side, side entrance.

Driveway

Block paved driveway, exterior lighting, lawned to one side.

ADDIITIONAL 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