

FOR SALE

£700,000

Hartland Way, Croydon, CR0



A wonderfully presented four bedroom detached family home, offering two receptions, modern eat in kitchen, two bathrooms and garden. Further benefitting from double glazing, gas central heating, off street parking and sought after location.

Situated in this desirable location on the south side of Shirley is this well presented link-detached family home with off street parking and most rooms in the house enjoying views of the beautiful rear garden.

On the ground floor, the property offers two large receptions, bathroom and modern eat in kitchen with access to a sumptuous garden. Upstairs offers an additional bathroom and four bedrooms offering many options.

Situated off Wickham Road where bus routes to Bromley and East Croydon are within easy reach, and also offers a selection of local shops and other amenities. An array of schools are also within easy reach, including St Johns, Benson, Coloma, Royal Russell, Shirley High and Trinity. The property is also in close proximity to parks and many woodland walks nearby making it an ideal location for families and downsizers alike.

- Link-Detached
- Four bedrooms
- Two receptions
- Two bathrooms
- Eat in kitchen
- Off street parking
- Large garden
- EPC rating D

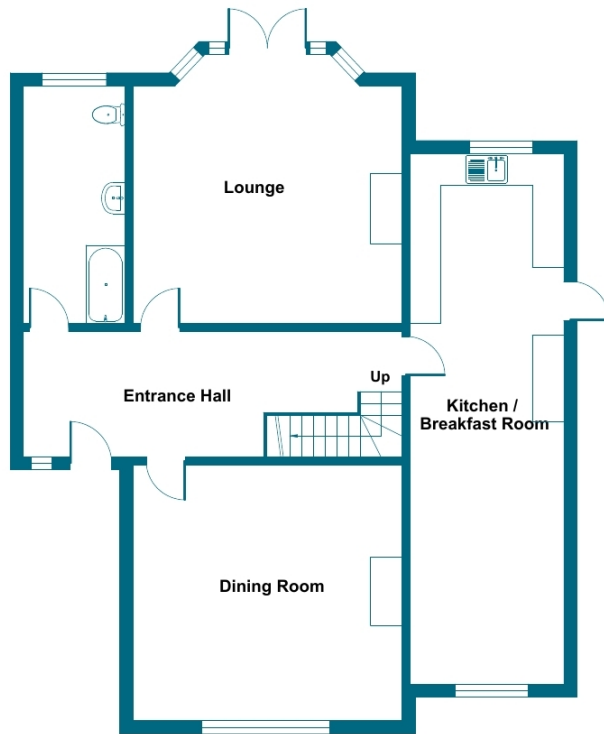




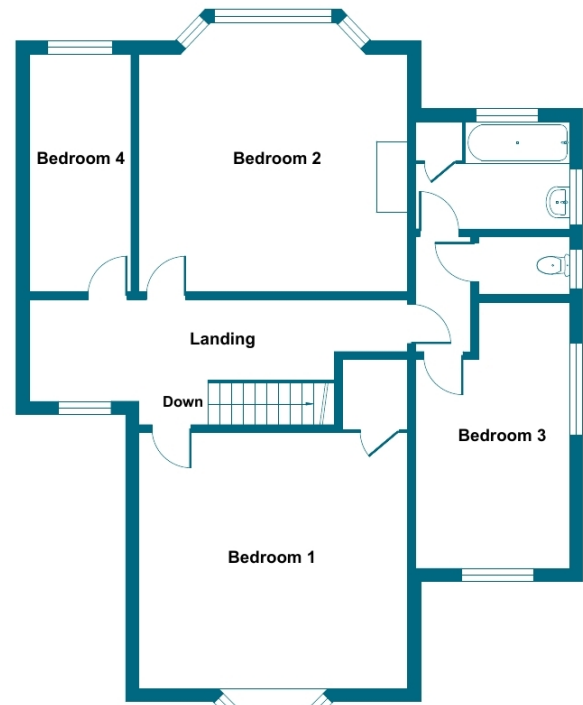
Hartland Way, Croydon, CR0

Approximate Area = 1443 sq ft / 134 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This floor plan was constructed using measurements provided to ©ncheom 2024 by a third party. Produced for Grafton Estate Agents. REF: 1129280



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	