
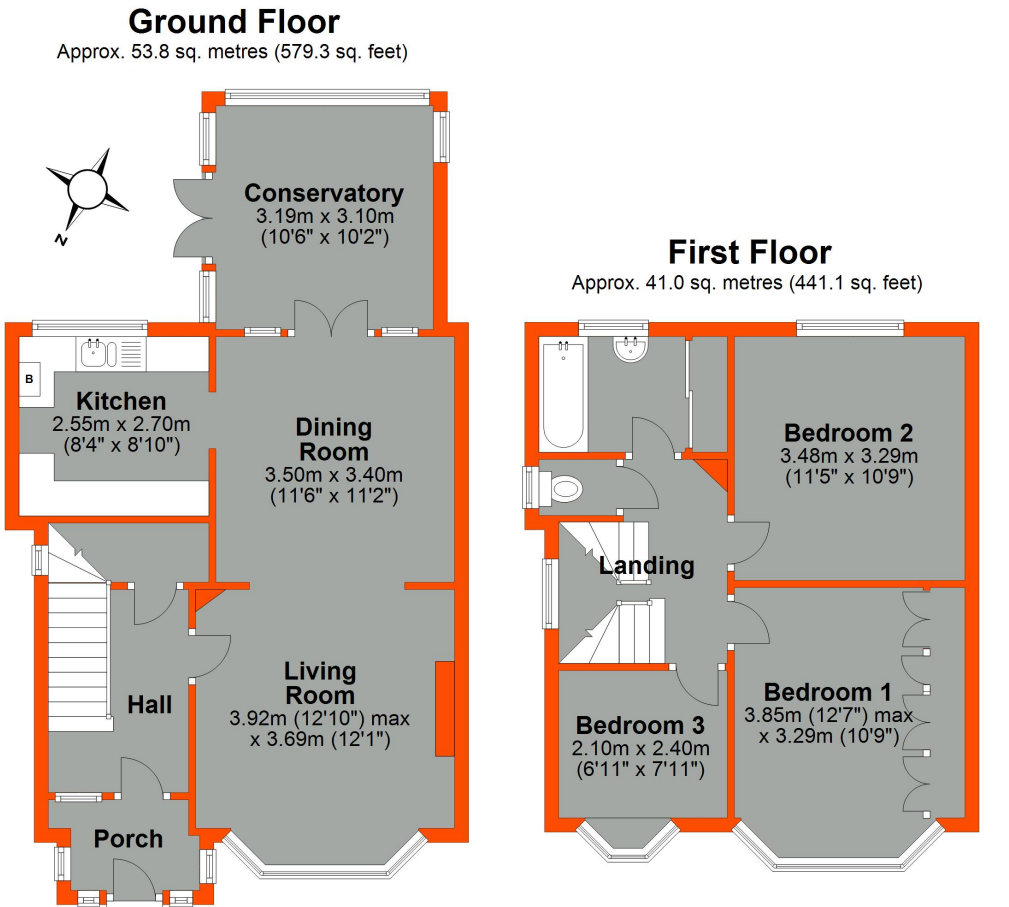


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Total area: approx. 113.5 sq. metres (1221.8 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

8 Lorne Gardens, Shirley, Croydon, Surrey CR0 7RY

£575,000 Freehold

- CHAIN FREE

Conservatory

Drive Plus Garage

Extended Semi-Detached House
- 4 Bedrooms

Spacious Living Accommodation

Secluded 100' Rear Garden

Popular Location



## 8 Lorne Gardens, Shirley, Croydon, Surrey CR0 7RY

An extended 4 bedroom family home with 100' garden, parking and garage. Spacious through living/dining room, leading into a large conservatory. 4 good size bedrooms, bathroom and separate WC. To the rear is a secluded, 100' mainly laid to lawn established garden with a selection of shrubs and trees.

### Location

Situated on a desirable residential road, with similar 1930's Berg built properties. A variety of amenities can be found nearby, some of which include local shops at the bottom of Bywood Avenue, Orchard Way Primary and Orchard Park High Secondary Schools, Arena Tram Stop and Elmers End Station with services to London Bridge, Charing Cross and Cannon Street.



### GROUND FLOOR

#### UPVC Entrance Porch

#### Entrance Hall

Multi-pane entrance door, window to front, radiator, large fitted cupboard, downstairs cupboard, fitted carpet.

#### Through Living/Dining Room

Spacious through lounge, with leaded light double glazed bay window to front, double glazed leaded light doors to conservatory with double glazed leaded light windows to either side, living flame gas fire with marble hearth, coved ceiling, picture rail, radiators, fitted carpet. Archway to:

#### Fitted Kitchen

UPVC double glazed window to rear, comprehensive selection of fitted wall and base units incorporating drawers and ample work surfaces with tiled splashback, one and a half bowl stainless steel sink unit, recess for gas cooker with extractor hood over, plumbed for dishwasher, wall mounted Worcester Bosch central heating boiler, laminate flooring.

#### Conservatory

Double doors to garden, ceramic tiled floor.

### FIRST FLOOR

#### Landing

Leaded light double glazed window to side.

#### Bedroom 1

Leaded light double glazed bay window to front, fitted wardrobes to one wall, radiator, fitted carpet.

#### Bedroom 2

Double glazed leaded light window to rear, picture rail, radiator, fitted carpet.

#### Bedroom 3

Double glazed oriel window to front, picture rail, radiator, fitted carpet.

### SECOND FLOOR

#### Bedroom 4

Two velux windows to rear, inset lighting, radiator, fitted carpet.

#### Bathroom

Leaded light double glazed window to rear, white panelled bath with shower over and fitted shower screen, pedestal wash hand basin, half tiled walls extending to fully tiled around bath and shower areas, heated towel rail, mirror fronted fitted cupboard, vinyl flooring.

#### Separate WC

Double glazed translucent window to rear, low level WC, half tiled walls, vinyl flooring.

### EXTERIOR

#### Front and Rear Gardens

The latter being approximately 100', patio area leading onto a mainly laid to lawn garden with a selection of established shrubs and trees creating a very secluded garden, garden shed, door to garage, side entrance.

Lawned front garden.

#### Garage

Single garage.

#### Driveway

Parking to front, shared drive to side.

### ADDITIONAL 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[check.ofcom.org.uk/en-gb/mobile-coverage](http://check.ofcom.org.uk/en-gb/mobile-coverage)