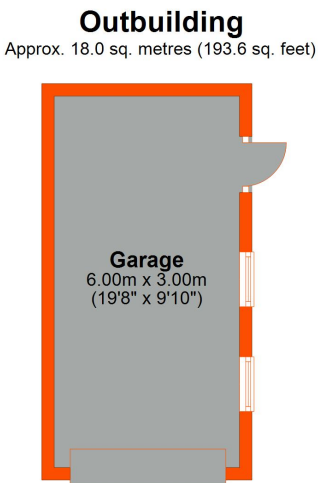
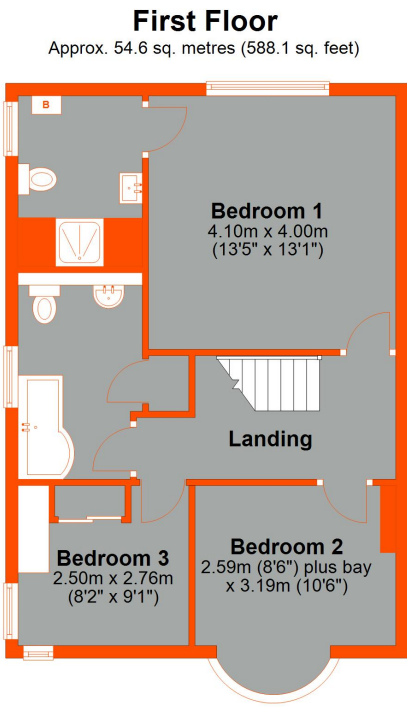
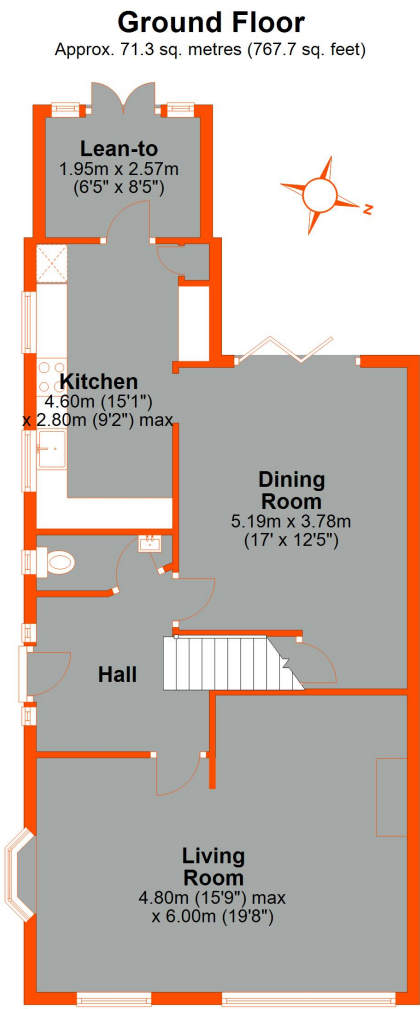


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England, Scotland & Wales		EU Directive 2002/91/EC



Total area: approx. 143.9 sq. metres (1549.4 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

86 Bridle Road, Shirley, Croydon, Surrey CR0 8HE

£660,000 Freehold

- Extended Chalet Style House
- Spacious Living Accommodation
- Integrated Kitchen
- Sunny Garden
- 3 Bedrooms
- En-Suite to Bedroom 1
- Upstairs Family Bathroom
- Driveway for 3 Vehicles

86 Bridle Road, Shirley, Croydon, Surrey CR0 8HE

This immaculately presented 1930's semi-detached chalet style house has been tastefully extended to create a splendid spacious family home. With 2 separate reception rooms, integrated fitted white high gloss kitchen with a separate utility room, cloakroom, en-suite shower room to bedroom 1, and upstairs family bathroom. To the rear is a large well maintained garden enjoying a sunny west facing aspect, large block paved driveway for 3 vehicles.

Agents Note; There is an opportunity, if required, to reinstate a wall in reception room 1 to create a 4th bedroom or study.

Location

Ideally placed with a wide variety of amenities surrounding. Some of these include Millers Pond, various bus routes, primary and secondary schools which include the always popular Oak Lodge Primary School, plus West Wickham High Street with its selection of popular shops, restaurants and cafes. East Croydon Station is a short drive away with services to Victoria, London Bridge and Gatwick.



GROUND FLOOR

Canopied Entrance Porch

Exterior lighting.

Entrance Hall

Composite entrance door with double glazed leaded light inset windows, stained and leaded light windows to either side, plate rail, radiator, wooden flooring.

Cloakroom

UPVC double glazed translucent window to side, low level WC, square wash hand basin set to vanity unit, radiator, wood effect flooring.

Living Room

Dual aspect UPVC double glazed windows, feature fireplace with matching marble surround and hearth, ornate mantel over, wall lights, coved ceiling, radiators, fitted carpet.

Dining Room

UPVC bifold doors to garden, understairs storage cupboard, coved ceiling, picture rail, wall lights, radiator, wooden flooring.

Fitted Kitchen

UPVC double glazed translucent door to utility room, twin UPVC double glazed windows to side, comprehensive selection of matching white high gloss wall and base units incorporating display cabinet, drawers, wine rack, ample granite work surfaces with mosaic tiled splashback, ceramic Butler sink with mixer tap, stainless steel gas hob with stainless steel extractor hood over, stainless steel eye level electric double oven, integrated fridge freezer, plumbed for dishwasher, inset lighting, tiled flooring.

Utility Room

UPVC double doors and windows to garden, space for fridge freezer and washing machine, fitted base units with work surfaces over, linoleum flooring.

FIRST FLOOR

Landing

Fitted carpet.

Bedroom 1

UPVC double glazed window to rear, radiator, coved ceiling, fitted carpet.

En-Suite Shower Room

UPVC double glazed translucent window to side, enclosed glass fronted shower cubicle with rainfall shower plus hand held shower attachment, wash hand basin set to vanity unit with fitted mirror above and lighting, low level WC, fully tiled walls, radiator, tiled flooring, wall mounted central heating boiler, inset lighting.

Bedroom 2

UPVC double glazed bay window to front, mirror fronted fitted wardrobes, coved ceiling, radiator, fitted carpet.

Bedroom 3

UPVC double glazed oriel window to front, mirror fronted fitted wardrobes, radiator, coved ceiling, inset lighting, fitted carpet.

Family Bathroom

UPVC double glazed translucent window to side, rainfall shower over bath with hand held shower attachment, fitted screen, pedestal wash hand basin, low level WC, fully tiled, heated towel rail, tiled flooring, inset lighting.

EXTERIOR

Rear Garden

Approximately 80', a particular feature of the property, hard wood decked area with steps to a block paved patio leading onto a sunny lawn with additional patio and selection of mature shrubs at the rear of the garden, brick built barbeque, garden shed, power and light in garden, outside tap, door to garage, gate to side.

Garage

Light and power supply.

Driveway

Block paved driveway for 4 to 5 vehicles.

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
checker.ofcom.org.uk/en-gb/mobile-coverage