

FOLKLANDS



GLADESIDE, SHIRLEY
GUIDE PRICE £475,000





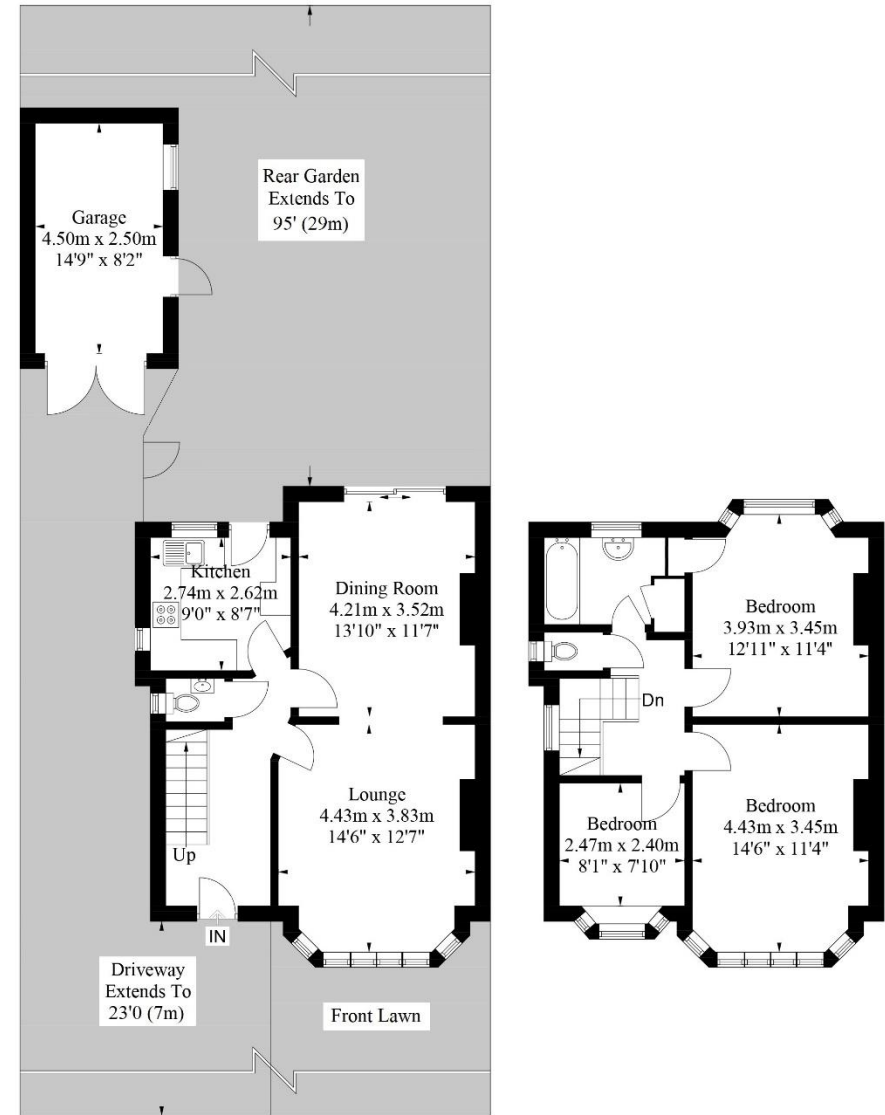


Gladeside, Shirley

Approximate Gross Internal Area = 98 sq m / 1055 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 109.7 sq m / 1181 sq ft



Ground Floor = 536 sq ft / 49.8 sq m

First Floor = 519 sq ft / 48.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID598579)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM SEMI-DETACHED HOUSE
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ CHAIN FREE
- ❖ 95' PRIVATE REAR GARDEN
- ❖ 0.6 MILES FROM THE LOCAL TRAM STOP
- ❖ AMPLE SCOPE TO EXTEND (STPP)
- ❖ DOWNSTAIRS WC
- ❖ MOMENTS FROM ASHBURTON PLAYING FIELDS
- ❖ EPC EER D



A spacious three bedroom semi-detached family home, situated within this popular residential road in the heart of Shirley, conveniently located 0.6 miles from the local Tram stop and within walking distance of the 367 bus route which provides regular services to both East Croydon & Bromley train stations.

Offered to the market as chain free, this property benefits from a block paved driveway, a detached garage, a 95' private rear garden, and offers the future purchaser plenty of scope to extend (stpp).

The accommodation comprises two large double bedrooms, a single bedroom, a bathroom & separate WC, a further downstairs WC, a bay fronted living room, a dining room with sliding patio doors, and a separate fitted kitchen. This home also has a large loft space with is accessible via a pull-down ladder.

Furthermore, this property sits moments away from the open green spaces of Ashburton playing fields, and within close proximity to a number of well regarded primary & secondary schools, including Orchard Way primary school, Oasis Academy Shirley Park, and the highly regarded Trinity Independent boys school. In our opinion this property would make a wonderful family home.

