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**FOR SALE**

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26 Gladeside, Shirley, Croydon, Surrey, CR0 7RE

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Gladeside, Shirley  
Croydon  
Surrey CR0 7RE

Guide Price £550,000

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### Description

**\*No Onward Chain\***

An extended Berg style three bedroom semi detached house boasting 1205 square feet internally, situated in a popular residential road which is highly convenient for local amenities including Elmers End train station, bus routes, local shops and well regarded schools. EPC Rating D. Council Tax Band E.

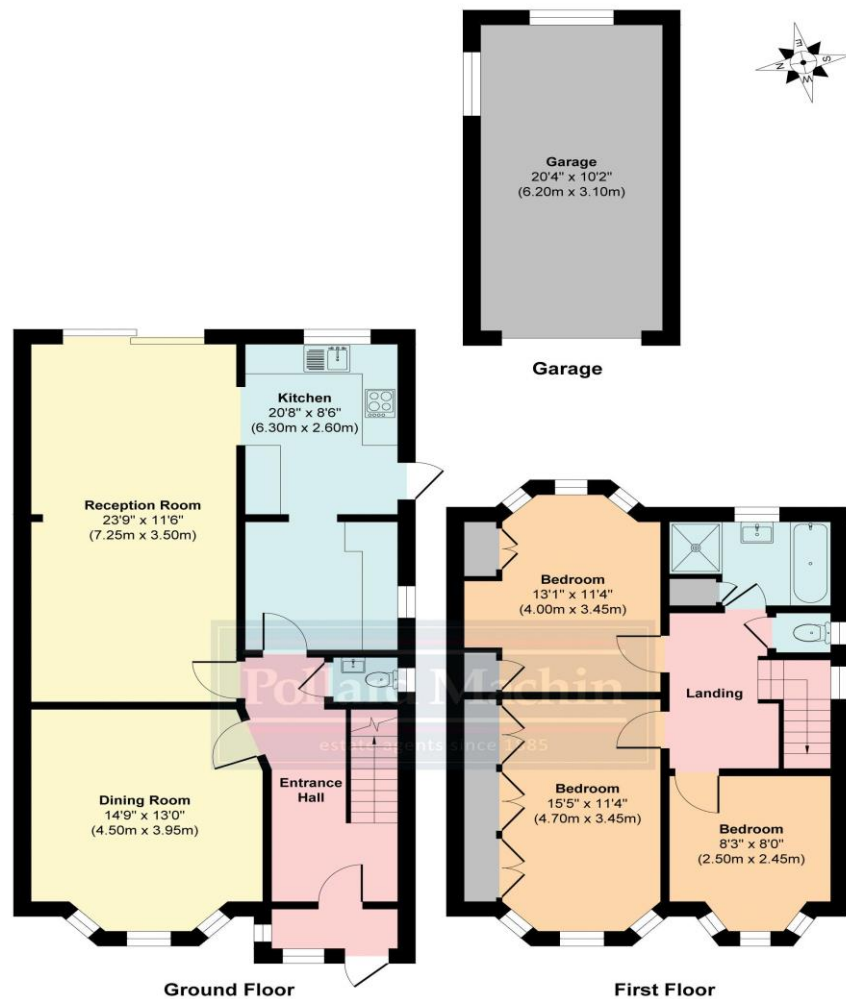
### Accommodation

The property briefly comprises; Entrance porch, hallway with downstairs WC, dining room with bay window, living room with feature fireplace and spacious kitchen breakfast room. Upstairs provides two double bedrooms with fitted storage, further single bedroom/study and family bathroom/shower room with separate WC. The garden features a large patio area ideal for entertaining with steps leading to lawn area, while the front provides ample parking for several vehicles in addition to the 20'4 x 10'2 garage.

### Location

Gladeside is a tree lined residential road within easy access to local shops, bus routes, Elmers End train station and well regarded schools. Ashburton Playing fields are also within walking distance.

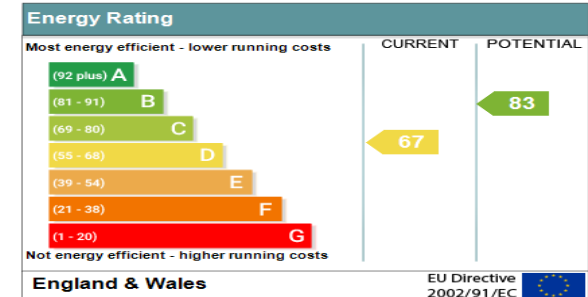




**Gladeside, Croydon, CR0**  
**Approx. Gross Internal Area 1205.6sq ft / 112sq meters**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.  
**Plan produced by AR Net Media-[www.armedia.co.uk](http://www.armedia.co.uk)**

**Address: 26 Gladeside, CROYDON, CR0 7RE**  
**RRN: 4700-4949-0122-2498-3753**



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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**Viewings Strictly by Appointment Only**

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