



barnard marcus

Greenway Drive, Shirley CR0 8TL

Welcome to

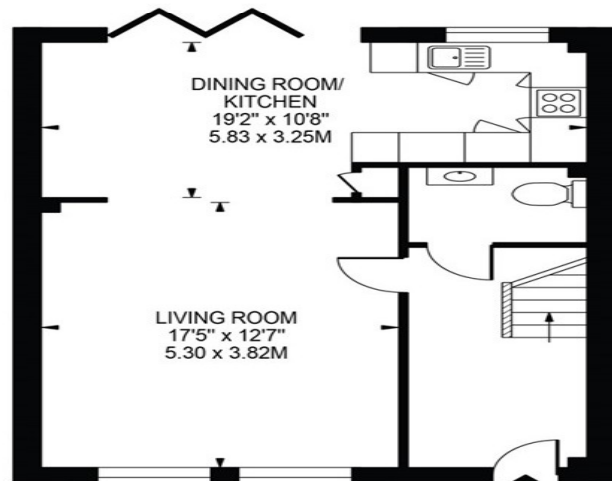
Greenway Drive, Shirley

LAST 3 PLOTS REMAINING! - These homes offer the perfect blend of modern elegance and timeless charm with high end finishes. Nestled in a peaceful enclave, this exclusive development provides a rare opportunity for families seeking privacy, comfort and convenience.

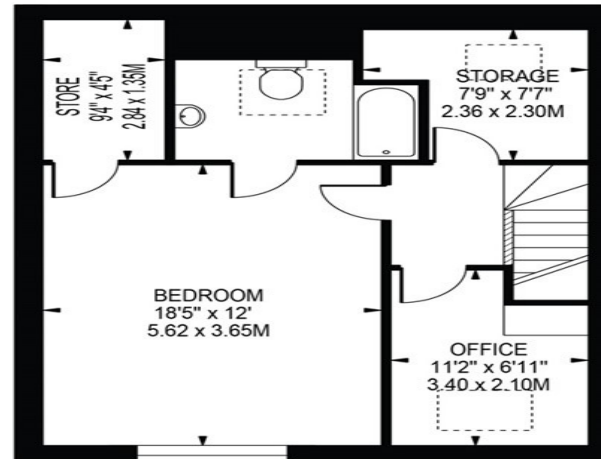


GREENWAY DRIVE

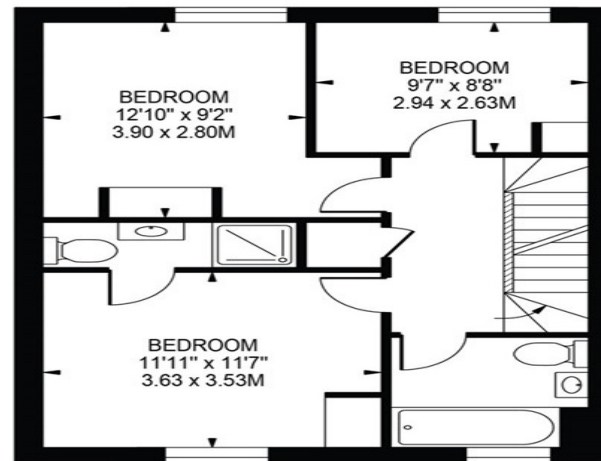
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1636 SQFT—152 SQM



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This luxury four bedroom family home with an additional office/study boasts an open plan layout, complete with a stylish kitchen fitted with top-of-the-line appliances and elegant finishes. A splendid woodgrain light grey shaker style kitchen is complimented by solid oak work surface and upstands. There are fully integrated Hotpoint/Hoover Appliances including electric multi-function oven, electric four burner induction hob with a glass splash back and extractor hood.

There is also an integrated fridge freezer and a dishwasher. The light filled living and dining areas seamlessly flow into a private landscaped garden with an Indian sandstone patio, ideal for entertaining or relaxing. Upstairs, the generously sized bedrooms provide comfort and tranquillity, with the master suite featuring a luxurious ensuite bathroom and a walk in wardrobe room.

Additional highlights include a dedicated home office on the first floor, air source heat pump for sustainability energy efficiency and a private driveway with provision for an EV charging point.

Welcome to

Greenway Drive, Shirley

- Four Bedrooms Plus Second Floor Office
- Lovely Private Garden
- 10 Year Global Homes Warranty
- Top Of The Range Integrated Appliances
- Provision For An EV Charging Point
- Landscaped Garden With Indian Sandstone Patio
- Solid Oak Worktops
- Air Source Heat Pump

Tenure: Freehold EPC Rating: Exempt

£725,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112901



Property Ref:
CRY112901 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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