



homezone

Offers In Excess of  
£450,000 Freehold

257 The Glade

Croydon, CR0 7UP

- ATTRACTIVE THREE BEDROOM SEMI-DETACHED FAMILY HOME
- TWO SPACIOUS RECEPTIONS AND A SHAKER STYLE KITCHEN SUITE
- GROUND FLOOR BATHROOM WITH SHOWER OVER BATH
- THREE GENEROUS BEDROOMS TO FIRST FLOOR
- LARGE DRIVEWAY TO FRONT TO ACCOMMODATE TWO VEHICLES
- A SPACIOUS SOUTH-WEST FACING WIDE PLOT REAR GARDEN WITH TWO STORAGE SHEDS
- CLOSE TO BECKENHAM TOWN CENTRE & CROYDON TOWN CENTRE
- LOCAL SCHOOLS INCLUDE MARIAN VIAN PRIMARY AND MONKS ORCHARD
- QUIET RESIDENTIAL POSITION
- A VERY WELL PRESENTED PROPERTY THROUGHOUT



### Homezone Property Services

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Homezone are delighted to offer for sale this charming and surprisingly spacious semi-detached three bedroom family home, located on a quiet 20mph speed restricted residential road of similar family homes.

Internally, the property comprises a large side entrance porch/lobby with storage and a rear door that leads out to the rear garden, a further door into the main internal hallway which leads to the spacious living room, the kitchen and the rear conservatory/dining room and a fully tiled ground floor bathroom suite with shower over bath. To the first floor is a master bedroom with windows to front and rear and a large range of built in wardrobes and two further bedrooms, one double and one generous single.

A wide plot benefits this house with a driveway at the front for two vehicles to park comfortably. The rear garden is also a generous wide plot, with patio, lawn areas and two storage sheds and enjoys a sunny south-west facing aspect.

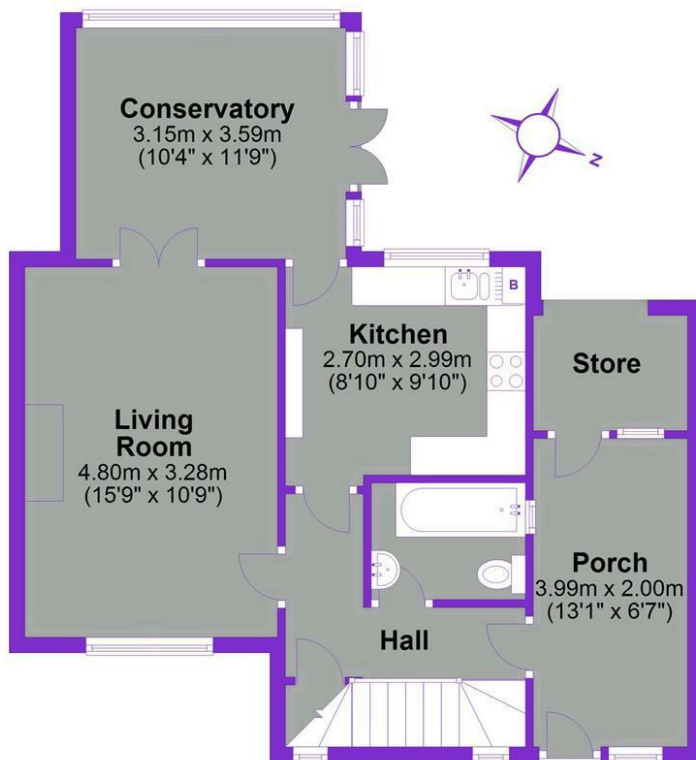
Croydon, Beckenham and Bromley town centres are all within easy reach. Local schools include Monks Orchard Primary and Marian Vian Primary close by. South Norwood Country Park is also close by.

This is an attractive family home presented in very good order and with a great sense of space and flow throughout. An early viewing is highly recommended.



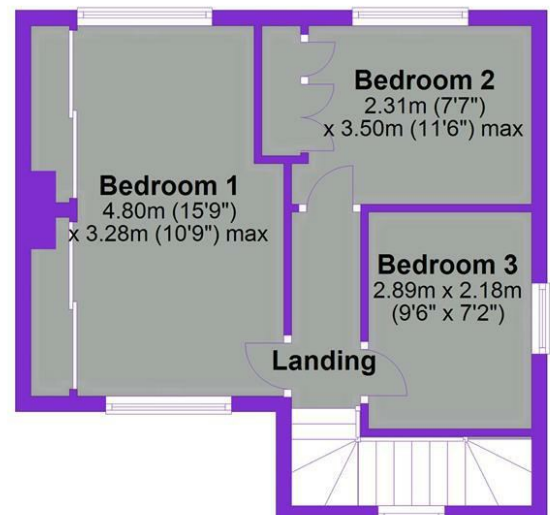
## Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 sq. feet)

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



### **Entrance Porch**

A substantial entrance porch with double glazed front door, opening to a large space at the side of the house, with a further double glazed door to the rear garden, wood effect flooring, fluted plastic pitched roof, wall light.

### **Entrance Hall**

Double glazed front door from porch leading into the internal hallway, wood effect flooring, white decoration, ceiling light fitting, radiator, coving, under stairs storage cupboard.

### **Living Room**

White painted panelled door, grey carpet, emulsion painted walls with feature wall paper design to chimney breast, ornamental wood fire place surround with coal effect gas fire, picture rail and coving, double radiator, ceiling light fitting, double glazed window to front and double glazed French doors to rear leading out to conservatory.

### **Kitchen**

Tile effect flooring, cream colour Shaker style kitchen suite with wood effect worktops, splash back wall tile, gas boiler, spaces for appliances, double glazed window, coving, ceiling light fitting, door to conservatory.

### **Conservatory**

Wood effect flooring, white decoration with one wall papered wall, upvc panelled ceiling covering, double glazed windows and French doors to garden.

### **Bathroom**

White painted panelled door, grey wood effect vinyl flooring, tiled walls with a combination of blue mosaic and large white tiles, white bath with mixer tap and shower over bath with wall integrated shower controls and outlet, WC, vanity storage unit with top mounted wash basin, chrome heated towel rail, double glazed window.

### **Master Bedroom**

White painted panelled door, neutral carpet, large range of built in wardrobes with sliding entry doors, double glazed windows to front and rear, double radiator, emulsion painted walls, picture rail and coving, ceiling light fitting.

### **Bedroom 2**

White painted panelled door, neutral carpet, white emulsion walls, picture rail, double glazed window, radiator, ceiling light fitting.

### **Bedroom 3**

White painted panelled door, neutral carpet, pastel green emulsion walls, picture rail, double glazed window, radiator, ceiling light fitting.

### **Outside**

To the front of the property is a concrete driveway that can accommodate two vehicles, fenced boundaries with hedging to one side.

The rear garden is a wide plot, with a concrete patio and footpaths, laid mainly to lawn, fenced boundaries and two garden storage sheds.

### **Council Tax**

Croydon Council Tax Band C  
Total for 2023/2024 - £1990.72 per annum.

### **EPC**

This property has an energy efficiency rating of D

### **Utilities**

Following Information Supplied By UK

Powernetworks:

Electricity: Mains connected, current supplier is Octopus Energy (to be confirmed by vendor).

Gas: Mains connected, current supplier is Octopus Energy (to be confirmed by vendor).

Water: Mains connected, supplier is Thames Water.

Following Information provided by

OnTheMarket.Com:

Estimated Broadband Speeds: Basic 29mbps/Ultrafast 1000 mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky/Virgin.

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.