



ESTATE AGENT



Watlings Close

Shirley, CR0 7XQ

Guide price £400,000

*** Guide Price £400,000 - £425,000 ***

Situated on a cul-de-sac road within quiet residential surroundings is this two-bedroom end of terrace house, benefiting from a south-facing garden and driveway with two parking spaces.

Ground floor accommodation comprises entrance hall, separate kitchen, and large living area to the rear with access to a pleasant garden - with patio area, shed, and side-gate access. Upstairs consists of two double-bedrooms, and a three-piece bathroom. The accommodation also benefits from storage space as well as an attic.

Watlings Close is a peaceful cul-de-sac ideally located near a range of amenities. Convenient transport links are easily accessible, including the Tram Link at Arena, located approximately 0.7 miles away, which connects to East Croydon mainline station, Elmers End, Wimbledon, and more. Elmers End station, about a mile away, is also home to a large Tesco superstore, local shops, and a variety of restaurants, cafes and popular gastro-pubs.

The 367 bus route runs very nearby along The Glade, linking to many of the above locations, as well as Beckenham and Bromley town centres. Local schools include Monks Orchard Primary, Orchard Park Academy, and Marian Vian.

A full professional video tour can be found on our Instagram page. Why not give us a follow? @br.estateagent

- End of Terrace
- Side Gate Access
- Two Double Bedrooms
- Separate Kitchen
- South-West Facing Garden
- Driveway with Two Parking Spaces
- Quiet Surroundings
- Cul-De-Sac Location
- Close to Amenities
- Close to Transport Links

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



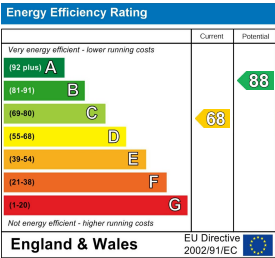
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.