



Great Gatton Close, Shirley

Guide Price **£459,950**

2 Great Gatton Close

Shirley

Tucked away in a sought after and convenient location, this modern semi-detached home presents a rare opportunity in today's market. The two bedroom property boasts a generous 16' lounge, perfect for relaxing evenings and entertaining guests. The kitchen diner, overlooking the delightful rear garden, invites natural light to flood the space, creating a warm and welcoming ambience.

Both of the bedrooms are doubles have built in wardrobes and are on the first floor alongside the bathroom, with the handy ground floor cloakroom adding convenience to this already charming abode. Completing this fine residence is a garage to the side, providing ample storage and parking solutions, as well as the potential to create a utility space or home gym or office within. Offered chain-free, this property is a great canvas awaiting a new owner to make it their dream home. Rarely do homes of this type come onto the market; an opportunity that needs to be seen to be fully appreciated.





The Enviable Location

Great Gatton Close is a peaceful well kept location made up of just six detached residences and a pair of semi's. Being off Elstan Way, [which runs between The Glade and Woodmere Avenue], it is within easy reach of many amenities including bus routes on The Glade & Wickham Road. This location is approximately a mile from the Tram Service at Arena, linking to East Croydon station for train services to Central London & Gatwick Airport. The M25 and M23 are 13 and 11 miles away respectively. For full directions please see the map or contact Allen Heritage Estate Agents in Shirley.



The Ground Floor Accommodation
Hall

Lounge 4.87m (16') x 3.73m (12'3")

Kitchen/Diner 3.73m (12'3") x 3.06m (10'1")

Ground Floor Cloakroom

The First Floor Accommodation

Landing

Bedroom 1 3.73m (12'3") x 3.04m (10')

Bedroom 2 3.73m (12'3") x 3.07m (10'1")

Bathroom

Council Tax band: D

Tenure: Freehold

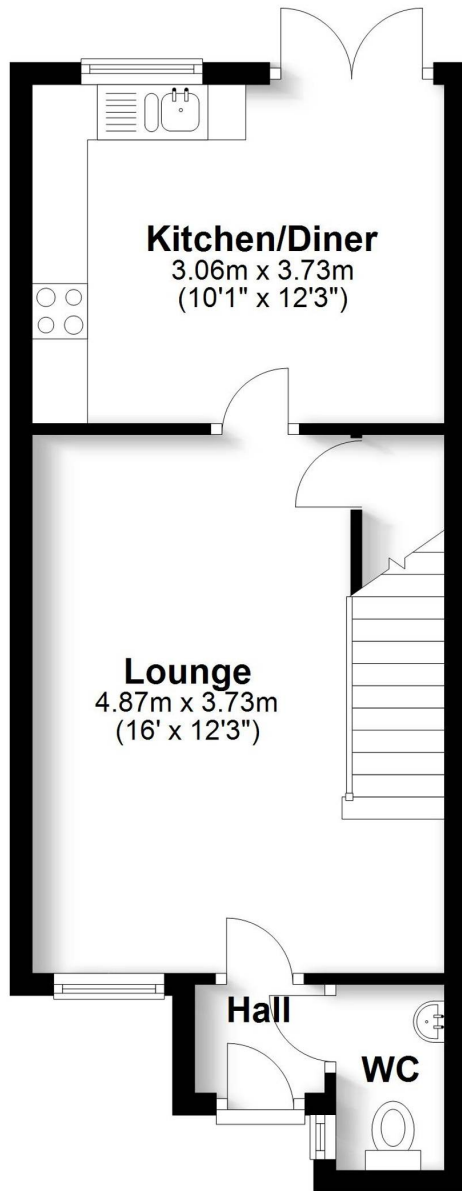
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Kitchen/Diner

3.06m x 3.73m
(10'1" x 12'3")

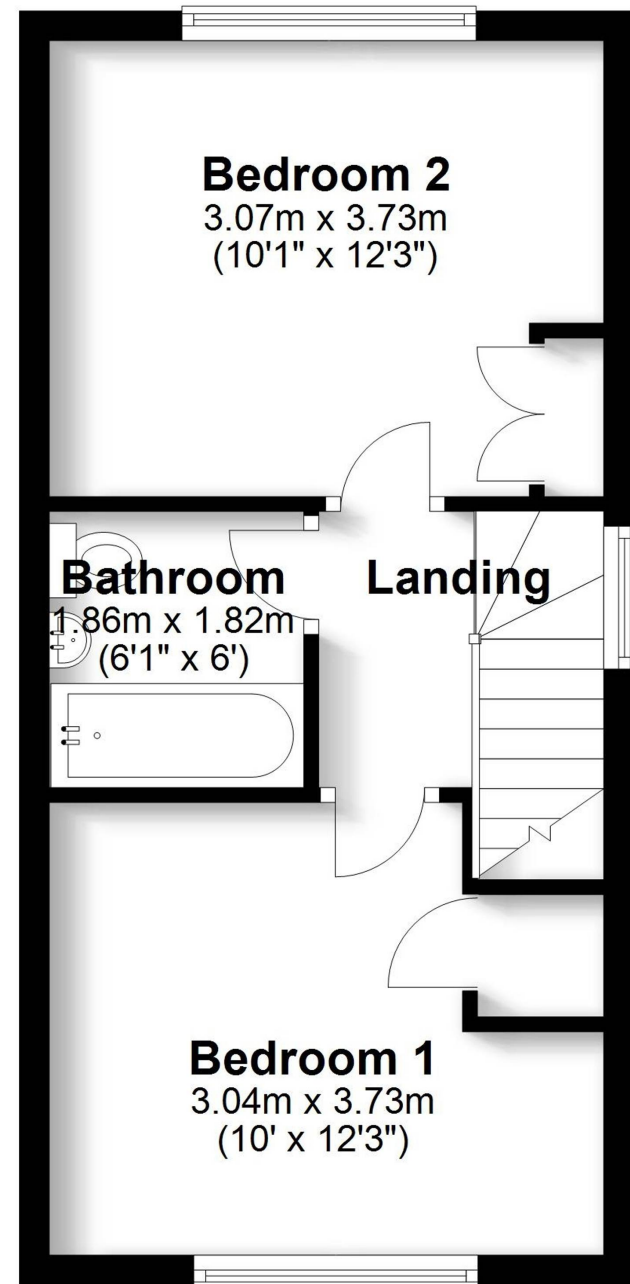
Lounge
4.87m x 3.73m
(16' x 12'3")

Hall

WC

First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Bedroom 2

3.07m x 3.73m
(10'1" x 12'3")

Bathroom

1.86m x 1.82m
(6'1" x 6')

Landing

Bedroom 1

3.04m x 3.73m
(10' x 12'3")

Total area: approx. 63.5 sq. metres (683.5 sq. feet)

Floor plans are not to scale and do not always include full detail - they are provided as a guide to the layout.
Plan produced using PlanUp.