

FOLKLANDS



GLADE GARDENS, SHIRLEY  
GUIDE PRICE £700,000

















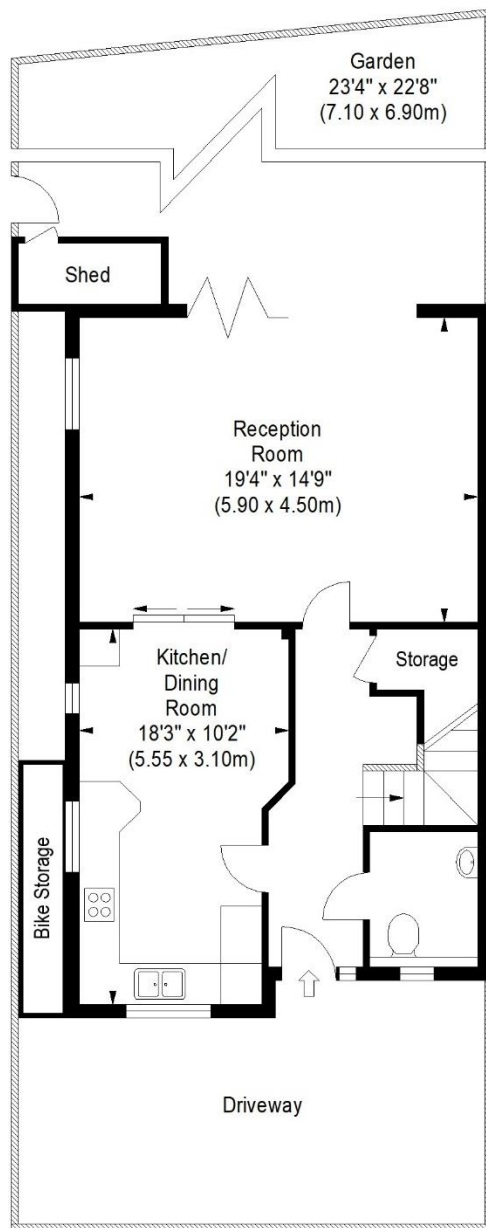




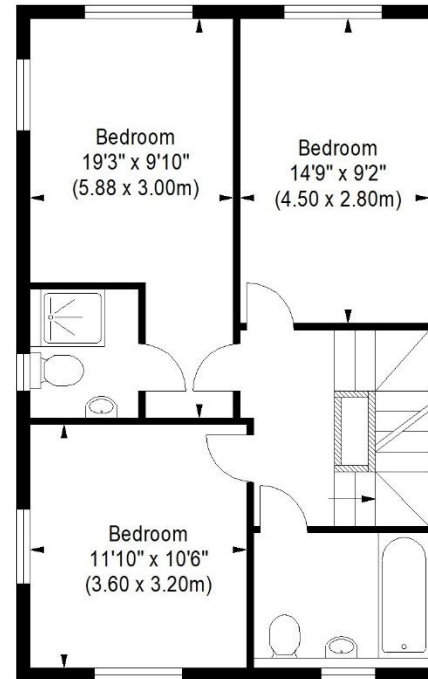


# Glade Gardens

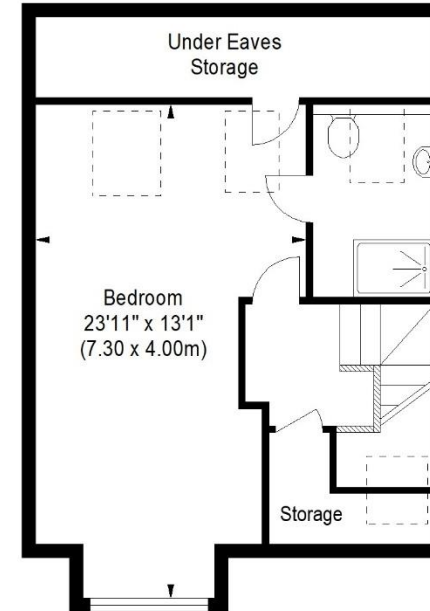
Approximate Gross Internal Area  
1748 sq ft / 162.35 sq m



Ground Floor



First Floor



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- ❖ SEMI-DETACHED HOUSE
- ❖ WEST FACING REAR GARDEN
- ❖ OFF ROAD PARKING FOR TWO CARS
- ❖ IMMACULATELY PRESENTED THROUGHOUT
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ EXCELLENT LOCAL TRANSPORT LINKS
- ❖ DOWNSTAIRS WC
- ❖ LARGE RECEPTION ROOM WITH BI-FOLD DOORS
- ❖ EPC EER C



A beautifully presented four double bedroom semi-detached house situated within this quiet cul-de-sac setting, conveniently located less than one mile from both Eden Park & Elmers End train stations and nearby a plethora of local bus routes; with the nearest route stop being steps away (Routes 367 & 689).

Built in 2014, this immaculately presented home has been superbly maintained and improved by the present owners. Having been built with energy efficiency in mind, it boasts an excellent energy rating with a smart thermostatically controlled heating system (Enjoying underfloor heating to the ground floor and radiators upstairs). The property features a downstairs WC, off-road parking for 2 cars, side access to the rear garden, an EV charging point and a low maintenance west facing rear garden. (Ideal for afternoon and evening sunshine)

Other notable features include bike storage to the side of the house, a Harvey's water softener for the whole home and smart features to give remote access to security cameras, lighting & heating. The property is one of five homes forming part of a private development. Along with owning the full freehold to the house, there is a 20% share of the freehold of the entire development.

The accommodation comprises a 23' principal bedroom with en-suite shower room & ample eaves storage, a further en-suite double bedroom, two further double bedrooms, a stylish three-piece family bathroom suite, a generous entrance hallway with understairs storage, an 18' contemporary kitchen/breakfast room with interconnecting doors and a spacious 19'4 x 14'9 reception room with bi-folding doors that lead directly onto the private rear garden.

Furthermore, this property sits within an easy reach of both Shirley & West Wickham streets, with their plethora of local shops, cafes & restaurants and is nearby to several local parks & green spaces. Families will also appreciate the property's proximity to several well-regarded local schools, both primary and secondary. In our opinion, this property would make the perfect family home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		