



**Hartland Way, Croydon, CR0 8RJ**

**Offers Over £600,000 Freehold**

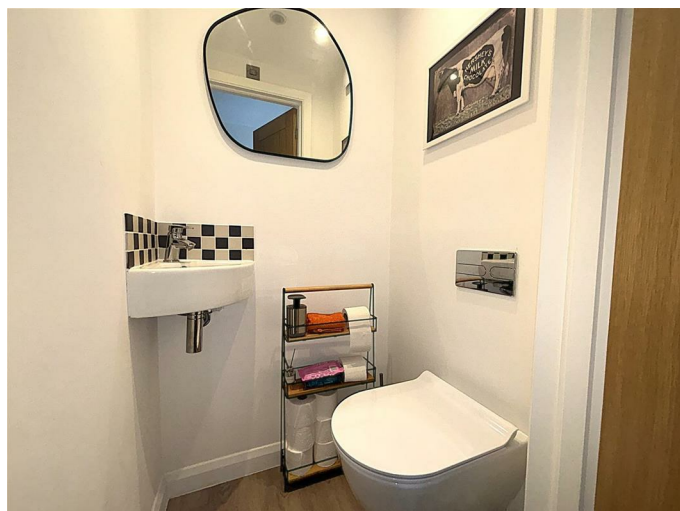
Set on a highly regarded residential road in the ever-popular South side of Shirley, this beautifully updated three-bedroom semi-detached house offers stylish living with excellent local amenities. Offering a perfect blend of contemporary style and family-friendly living, this property is move-in ready with scope for future expansion (STPP). Three bedrooms with fitted plantation shutters, 24' x 15'3 fitted kitchen/diner with integrated appliances, modern family bathroom with separate shower cubicle and cloakroom. Low maintenance 55' rear garden, garage split into storage and utility areas plus off street parking for two cars.



**ENTRANCE HALL 10'4 x 7'10 (t-shaped) (3.15m x 2.39m (t-shaped))**

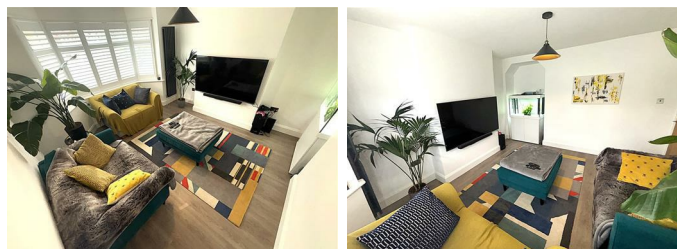
Hardwood front door wide opaque glazed window to side leads into entrance hall. Anthracite horizontal designer radiator, wood effect LVT flooring, down lights and stairs up.

**CLOAKROOM**



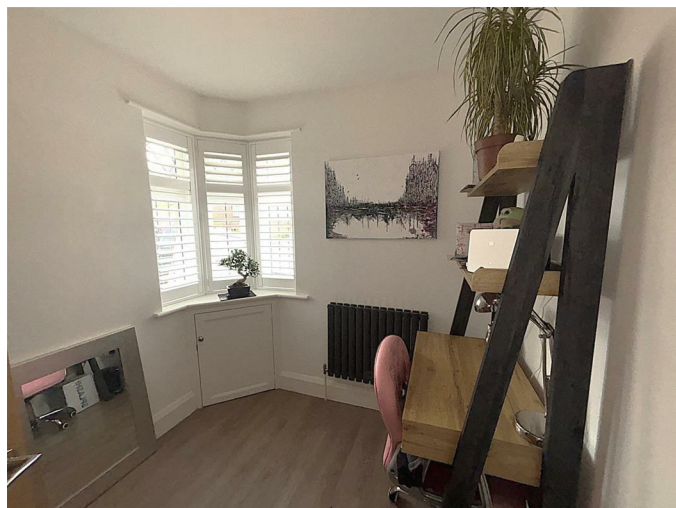
Opaque double glazed window to side, wood effect LVT flooring, down lights and extractor fan. Wall mounted concealed cistern low level WC with wall mounted flush, corner wall mounted vanity wash hand basin with local tiling and mono bloc mixer tap.

**LOUNGE 13'5 x 12'4 (4.09m x 3.76m)**



Double glazed lead light bay window to front with fitted white plantation shutters, anthracite horizontal designer radiator, wood effect LVT flooring and down lights.

**BEDROOM THREE 9'3 x 7'5 (2.82m x 2.26m)**



Corner double glazed lead light bay window with fitted white plantation shutters and small storage cupboard below, anthracite horizontal designer radiator and wood effect LVT flooring.

**FITTED KITCHEN/DINER 24' x 15'3 (I-shaped) (7.32m x 4.65m (I-shaped))**



Double glazed windows and French doors to rear, wood effect LVT flooring and down lights. Range of modern soft close wall units with under lights, base units with square edge stone effect compact laminate worktops over and inset sink with mixer tap. Integrated Bosch four ring induction hob with extractor and light over, fridge freezer, and washing machine. Integrated NEFF double electric oven and dishwasher.

**LANDING 15' x 5'7 (t-shaped) (4.57m x 1.70m (t-shaped))**



Loft access hatch and stairs down.

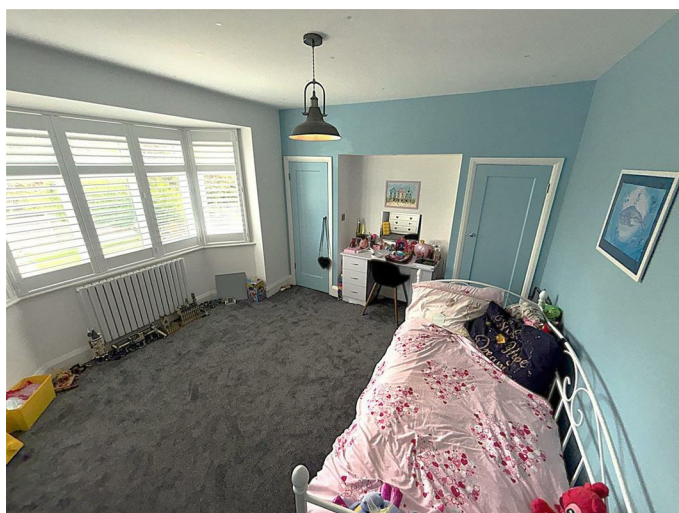


**BEDROOM ONE 13'4 x 13'3 (into bay) (4.06m x 4.04m (into bay))**



Double glazed lead light bay window to front with fitted white plantation shutters, white horizontal designer radiator and down lights. Ranged of fitted wardrobes with mirrored sliding doors to one wall.

**BEDROOM TWO 12'4 x 12'1 (3.76m x 3.68m)**



Double glazed lead bay window to rear with fitted white plantation shutters, white horizontal designer radiator, down lights and two built in wardrobes.

**FAMILY BATHROOM 8'7 x 8' (2.62m x 2.44m)**



Opaque double glazed windows to front, extractor fan, anthracite designer ladder towel warmer, fully tiled walls and floor. Panel bath with wall mounted controls, hand wand and mirror over, wall mounted vanity unit with sink above and mono bloc mixer tap, concealed cistern low level WC with wall mounted controls. Corner shower cubicle with wall mounted controls, hand wand and shower head over, shelving for towel storage and down lights.

**REAR GARDEN 55' x 35' approx (16.76m x 10.67m approx)**



Low maintenance private rear garden mainly laid to lawn with patio area and side access gate.

**GARAGE**

Split into two areas both with power and light. Front (8'3 x 6'5) storage area with up and over door to front and personal door to rear leading to utility room (8'8 x 8'3) with door to garden and window to rear. Work surface with space for under counter fridge, freezer and tumble dryer.

**FRONTAGE**



Driveway providing off street parking for two cars with garden to side.

**TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 99sqm (Approx. 1065qft)

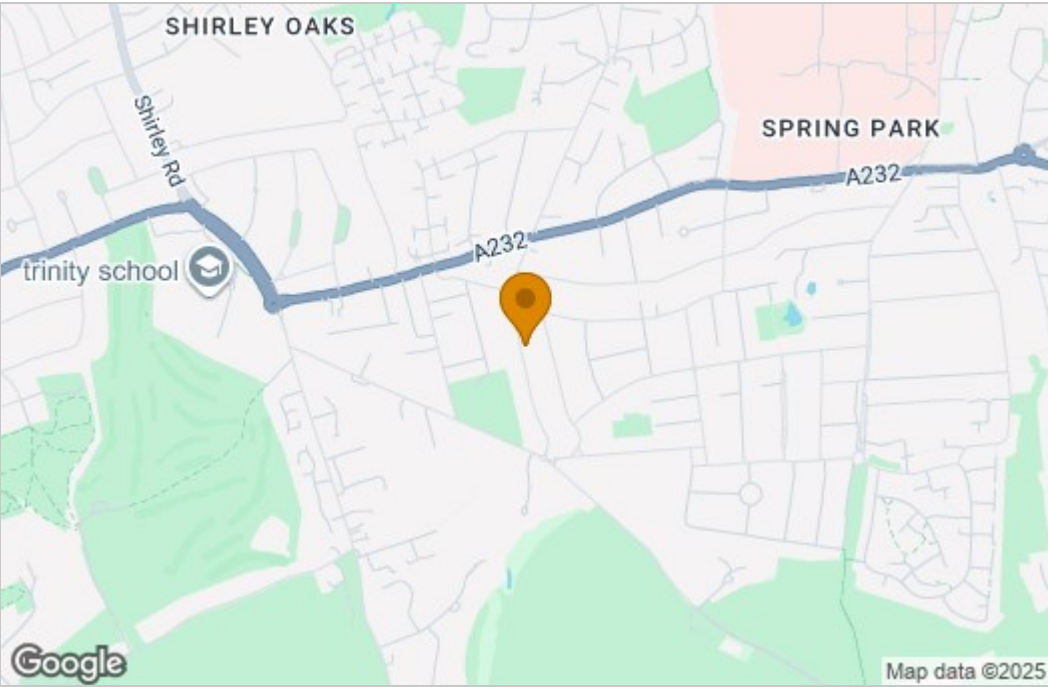
**COUNCIL TAX BAND 'E'**

Floor Plan

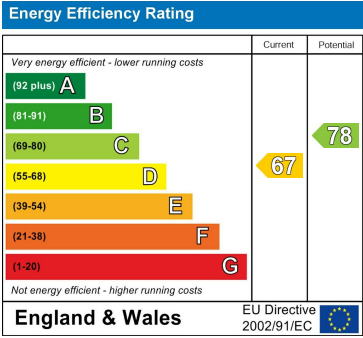


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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