

Orchard Rise

Freehold

£575,000

LANGLEY
ESTATE AGENTS

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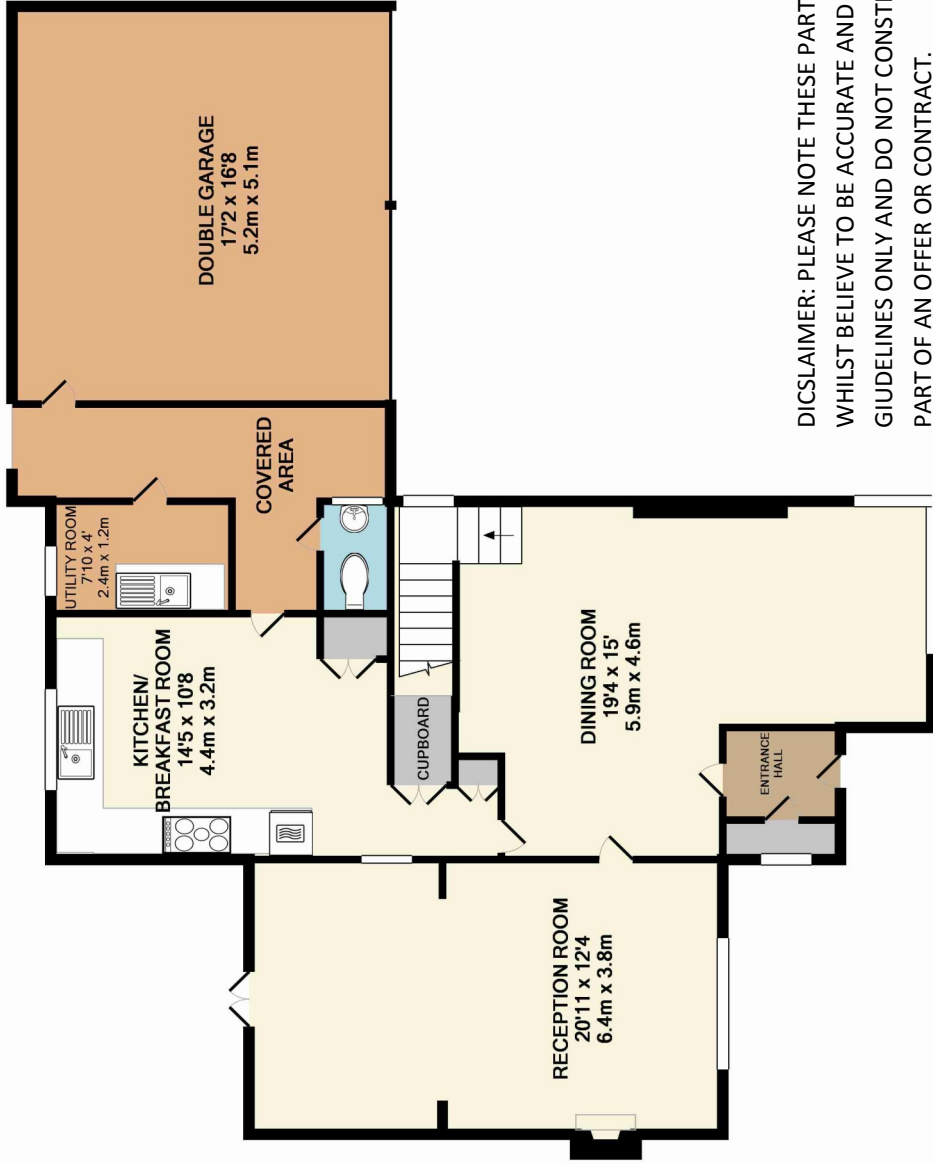
Built in 1935 Langley Estate Agent are offering a beautiful four bedroom detached family home on a large plot located in a sought after location in Shirley.

The ground floor benefits from a porch, two large light and airy reception rooms, a kitchen/diner, utility room and W.C.

The first floor comprises of three double bedrooms and one single bedroom, bathroom and toilet room. The property has original features throughout, a double garage, pond at the front garden with off street parking, a beautiful rear garden with a Wendy House, greenhouse and shed. The property has lots of potential to extend.

Situated in a cul-de-sac location, close to bus services to Shirley, Croydon and West Wickham. Local shops are close to hand as are excellent schools including Coloma Convent, Shirley High, Trinity and Royal Russell. Spring Park is only a short walk and local golf courses can be found nearby.



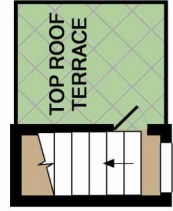


GROUND FLOOR



1ST FLOOR

**DISCLAIMER: PLEASE NOTE THESE PARTICULARS
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS
GUIDELINES ONLY AND DO NOT CONSTITUTE ANY
PART OF AN OFFER OR CONTRACT.**





2ND FLOOR

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 SQ.M.)

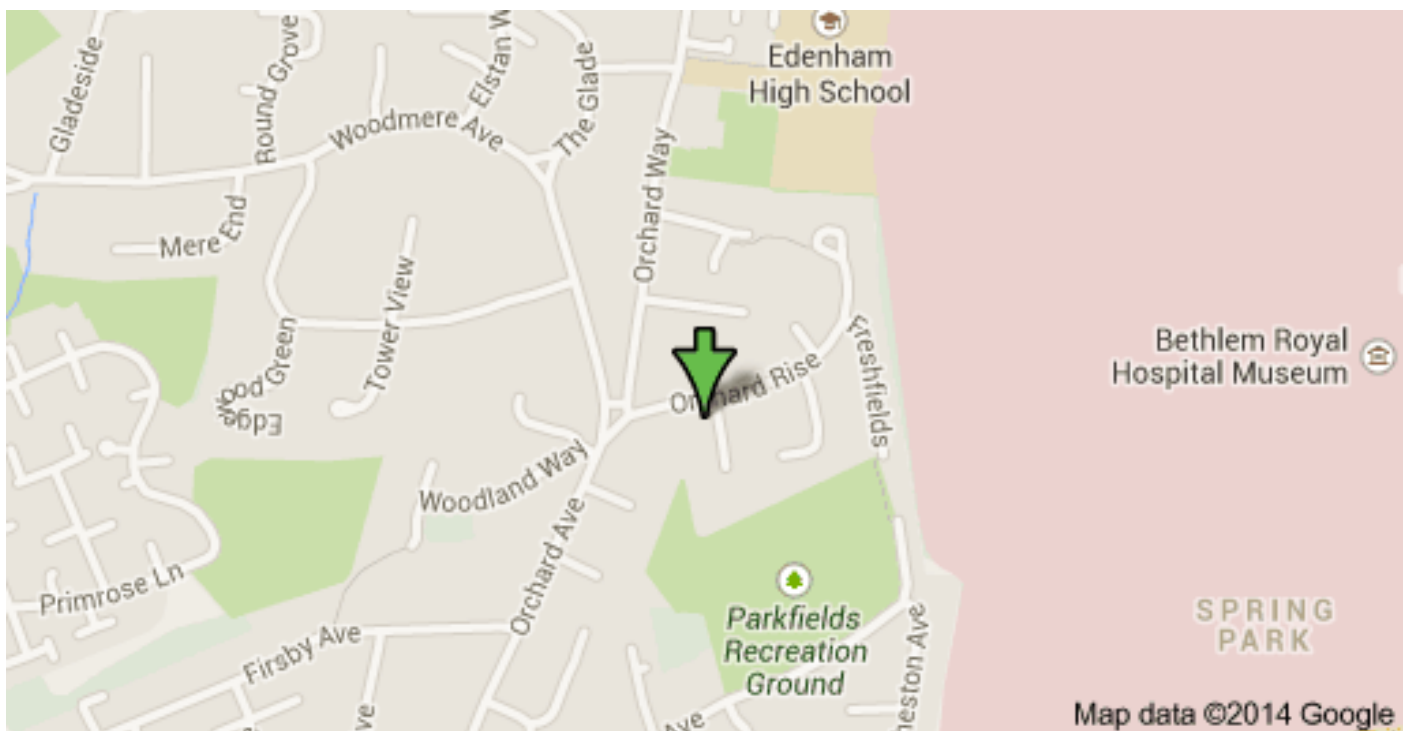
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>					
		81			78
	40				35
England & Wales EU Directive 2002/91/EC 					
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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