



homezone

**£675,000 Freehold**

**18 Lorne Gardens**

Croydon, CR0 7RY

- FOUR/FIVE BEDROOM EXTENDED SEMI-DETACHED
- 24FT LIVING ROOM, DINING ROOM AND STUDY
- DOWNSTAIRS CLOAKROOM
- EN-SUITE SHOWER-ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOUTH WEST FACING DOUBLE WIDTH REAR GARDEN
- BASEMENT/GARDEN ROOM
- DETACHED GARAGE WITH DRIVEWAY
- LOCAL SCHOOLS INCLUDE ORCHARD PARK HIGH, ORCHARD WAY PRIMARY & MARION VIAN PRIMARY
- ELMERS END TRAIN/TRAM STATION 20 MINUTES WALK AWAY



**Homezone Property Services - Beckenham**

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Positioned in a quiet location and enjoying a double width corner plot, is this attractive and very spacious extended four/five bedroom semi-detached family home.

The property comprises entrance hall, separate ground floor WC, a large 24ft through lounge, very spacious kitchen and dining room, ground floor study/music room/5th bedroom, three double bedrooms, the master bedroom benefiting from an ensuite shower room, a 4th single bedroom and a family bathroom. There is also an additional basement/rear garden room accessed from the garden which has two large storage areas to the rear.

Outside is a spacious frontage with land to side, and a double width rear garden approximately 50ft wide, and length total approximately 70-75ft, with decked patio, paved patio areas, mainly to lawn, with a timber decked platform to the centre of the lawn for lounging. There is also a detached garage to the rear with access/driveway to rear.

The property is tastefully presented throughout, with neutral decoration. The property is fully gas centrally heated with a combination gas boiler, and full double glazed windows and doors throughout.

Lorne Gardens is a quiet residential street of similar properties, with easy access to Beckenham and Croydon town centres.



**Ground Floor**

Approx. 79.3 sq. metres (853.7 sq. feet)



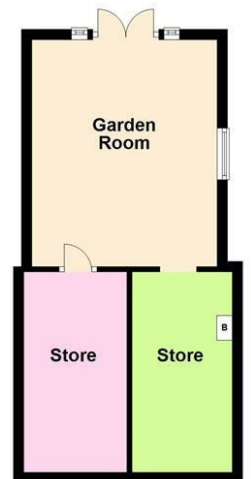
**First Floor**

Approx. 61.9 sq. metres (666.7 sq. feet)



**Lower Ground Floor**

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 173.1 sq. metres (1863.7 sq. feet)

**Entrance Hall**

UPVC double glazed front door and side window with leaded stained glass, wood laminate flooring, emulsion painted walls, under stairs cupboard, radiator, ceiling light fitting,

**Separate WC**

Located under stairs, grey flooring, quartz effect panelled cladding, modern WC, small corner wash basin, ceiling light fitting.

**Through Living Room**

24'10 max into bay x 12'0 max/10'11 min (7.57m max into bay x 3.66m max/3.33m min)

Glazed door from hallway, exposed and varnished floorboards, two colour emulsion painted walls with dado rail and coving, UPVC double glazed bay window to front, UPVC double glazed French doors to rear, two radiators, two ceiling light fittings.

**Dining Room**

14'6 max x 8'6 max (4.42m max x 2.59m max)

Glazed door from hallway, wood laminate flooring, UPVC double glazed French doors to garden, emulsion painted walls, coving, radiator, recessed downlights to ceiling, open to:

**Kitchen**

14'6 x 11'8 (4.42m x 3.56m)

Open to Dining Room - Wood laminate flooring, range of wood effect Shaker Style kitchen cabinets with neutral colour solid granite worktops, Butler sink, two UPVC double glazed windows, coving, spaces for appliances, electric oven, gas hob, stainless steel extractor hood.

**Study/Music Room**

12'9 x 12'6 (3.89m x 3.81m)

White painted door, carpet to floor, neutral emulsion painted walls, coving, UPVC double glazed window, radiator, ceiling light fitting.

**Master Bedroom**

13'7 x 12'9 max recesses (4.14m x 3.89m max recesses)

White painted panelled door, carpet to floor, emulsion painted walls, coving, ceiling light fitting, UPVC double glazed window, radiator.

**Ensuite Shower Room**

11'7 x 4'0 (3.53m x 1.22m)

White painted panelled door, grey tile effect laminate flooring, part tiled walls, UPVC double glazed window, white gloss vanity unit with top-mounted washbasin, WC, double size walk-in shower enclosure with sliding glass entry door, recessed downlights, extractor fan, chrome heated towel rail.

**Bedroom 2**

12'10 max bay x 11'6 max recesses (3.91m max bay x 3.51m max recesses)

White painted panelled door, neutral carpet, white emulsion painted walls, coving, UPVC double glazed bay window, built-in wardrobes full wall length with white painted wood doors, ceiling light fitting, radiator.

**Bedroom 3**

11'5 x 11'5 max recesses (3.48m x 3.48m max recesses)

White painted panelled doors, neutral carpet, emulsion walls, UPVC double glazed window, built-in wardrobe, coving, ceiling light fitting, radiator.

**Bedroom 4**

7'0 x 6'8 (2.13m x 2.03m)

Solid wood panelled door, wood laminate flooring, Oriol bay window, UPVC double glazed window, coving, ceiling light fitting, radiator.

**Family Bathroom**

8'6 max x 8'0 max l-shape (2.59m max x 2.44m max l-shape)

White painted door, grey tile effect laminate flooring, part tiled walls, bath with side-mounted mixer tap, cream gloss vanity unit with top-mounted washbasin, WC, UPVC double glazed window, ceiling light fitting, recessed downlights, chrome heated towel rail, storage cupboard.

**Basement/Garden Room**

14'5 x 11'8 (4.39m x 3.56m)

Accessed from the garden via UPVC double glazed doors, grey tiled floor, UPVC side window, radiator, ceiling light fitting.

Two further large storage cupboards are accessed from the basement room, both measuring approx 12'6 x 6'4, with low ceilings, and one housing the combination gas boiler.

**Outside**

75' x 50' (22.86m x 15.24m)

To the front is a spacious garden, mainly to lawn with a walled boundary, and the garden wraps around the side of the property with a generous side plot of land.

The rear garden measures approximately 70-75ft in total length, including a rear garage and driveway, and approximately 50ft wide, and comprises a large decked verandah style patio accessed from the lounge and the dining room, which has steps down to a further crazy paved patio, which steps down further to a block paved area and pathway which leads to the basement/garden room. The garden is laid mainly to lawn, with a fenced boundary and a timber decked platform in the centre of the lawn which houses a garden set and the owners' gazebo. there is a detached garage to the rear of the garden with vehicular access and a driveway in front.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.