



# Great Gatton Close

Shirley, CR0

**exp**<sup>®</sup>  
REALTY

LUXURY

# AN EXTRAORDINARY OPPORTUNITY. . .

This well-proportioned family home, built in 2000, is situated at the end of a peaceful cul-de-sac consisting of six detached houses. A key advantage of this property is its convenient location, with easy access to Central London, several popular schools nearby and just a short drive from various shops, restaurants, golf clubs and a health club.

This bright and airy family home offers a layout that lends well to family living. There is a large central entrance hall with double doors leading to a spacious 19ft lounge, which flows onto a generous-sized conservatory. The

conservatory opens onto a secluded and well-stocked, south-facing garden, which is deceptively large, yet still easy to maintain. Back in the house, the ground floor also provides a large dining room, a separate kitchen and utility room, a study and a cloakroom. Continue up the staircase to the first floor, to find a large galleried landing, which leads to the family bathroom and five double bedrooms; the master also features a modern ensuite bathroom.

The property further benefits from off-street parking for multiple cars as well as a double garage with access to the garden. The garage space could easily be converted into a games room, office or gym.

Transport links include bus, train and tram services to East Croydon, Central London, Gatwick Airport and beyond.

Tenure: Freehold

Council Tax Band: G

Croydon Council

EPC Rating Current: C Potential: B





5 BEDROOMS

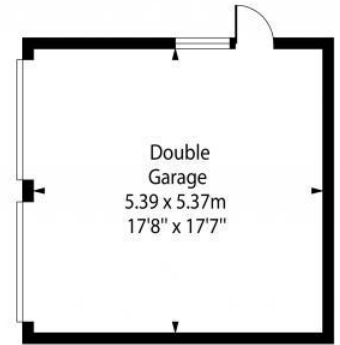
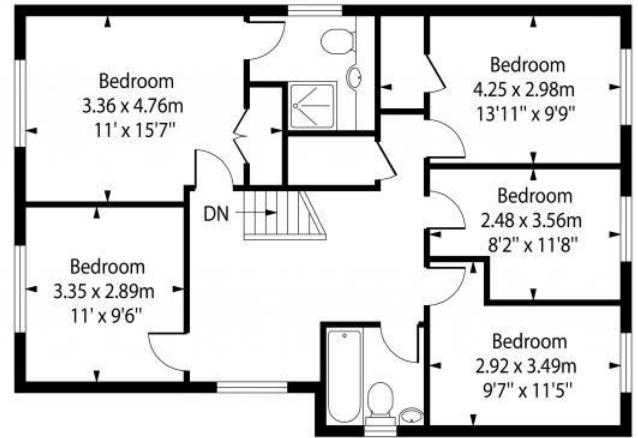
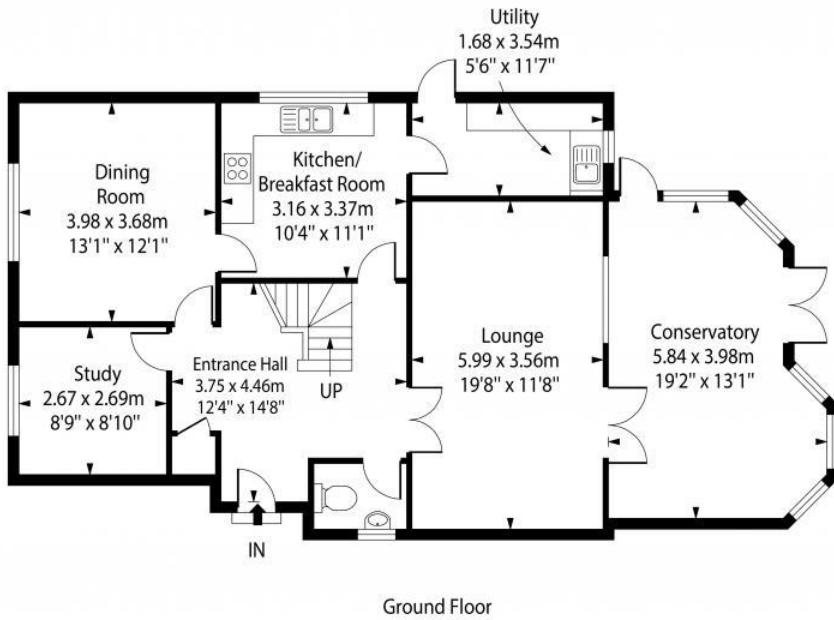
3 BATH

2197 SQFT

Scan here for a  
VIP Buyer's Experience:



Approximate Gross Internal Area  
204.16 sq m / 2197.55 sq ft  
(Including Garage)



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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