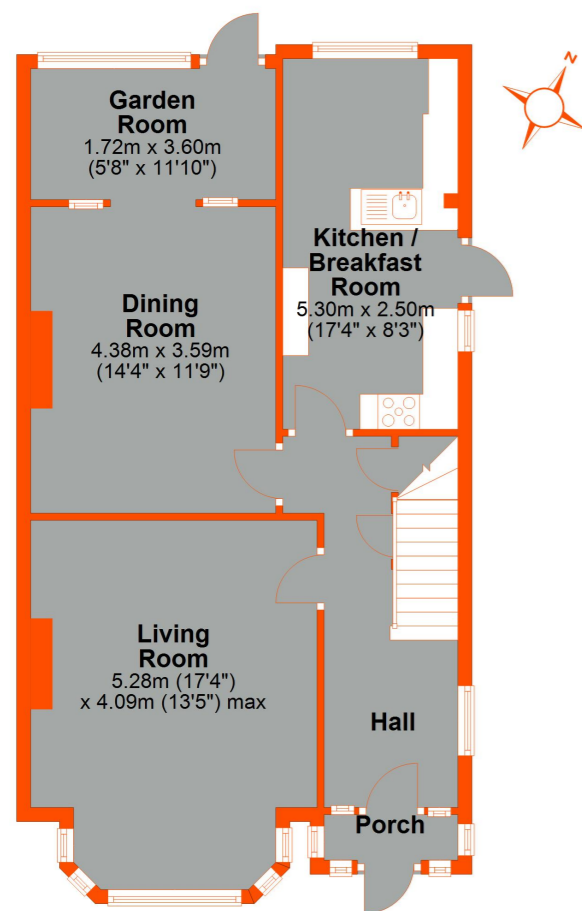


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



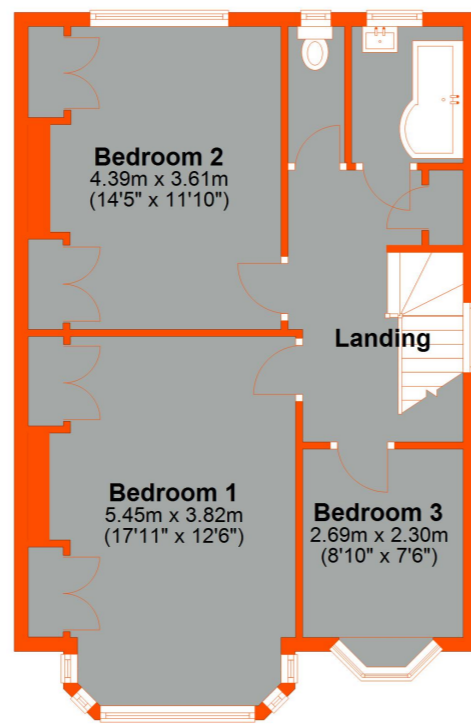
**Ground Floor**

Approx. 69.5 sq. metres (748.2 sq. feet)



**First Floor**

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 126.6 sq. metres (1363.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

3 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SL

**Offers in Excess of £600,000 Freehold**

- CHAIN FREE
- Spacious Semi Detached House
- 3 Bedrooms
- Detached Garage and Driveway
- 1930s Paish Tyler
- Extended to Rear
- Contemporary Kitchen/Breakfast Room
- Potential to Extend STPP

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 3 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SL

**CHAIN FREE** - This extremely spacious 1930s built Paish Tyler semi-detached house offers generous family living accommodation throughout with the advantages of 2 separate reception rooms, conservatory room across the rear, a larger kitchen/breakfast room and modern bathroom. To the rear is a level, mainly laid to lawn garden with established shrubs and trees. There is a single detached garage to the side with driveway parking giving potential to extend subject to usual planning permissions.

### Location

Situated off Shirley Road with a wide selection of amenities close by, including local shops, both primary and secondary schools which include St. John's Primary, Coloma and Trinity schools. East Croydon Station is also a short journey away with services to both Victoria and London Bridge.



### GROUND FLOOR

#### Enclosed UPVC Double Glazed Porch

#### Entrance Hall

Original entrance door with inset stained glass and leaded light windows, original leaded light windows to either side, UPVC double glazed leaded light translucent window to side, radiator, inset lighting, understairs cupboards, vinyl wood effect flooring.

#### Front Reception Room

UPVC double glazed deep bay window to front with leaded fan lights, coved ceiling, recess for wall mounted television, radiator, wall lights, fitted carpet.

#### Rear Reception Room

Wall lights, radiator, underfloor heating, vinyl plank style flooring, leading to;

#### Conservatory Room

Double glazed entrance door to rear, UPVC double glazed picture window to rear, space for fridge freezer and tumble dryer, radiator, vinyl wood effect flooring.

#### Kitchen/Breakfast Room

UPVC double glazed picture window to rear, UPVC translucent double glazed door to side, double glazed window to side, comprehensive selection of fitted white high gloss wall and base units incorporating drawers, inset sink unit, granite work surfaces, breakfast bar, plumbed for washing machine, integrated microwave, stainless steel gas hob and chimney style extractor hood above, stainless steel electric oven, mosaic splashback tiling, inset lighting, tiled floor with underfloor heating.



### FIRST FLOOR

#### Landing

UPVC double glazed leaded light window to side, vertical radiator, access to loft, grey vinyl plank style flooring, cupboard housing central heating boiler.

#### Bedroom 1

UPVC double glazed bay window to front with leaded fan lights, fitted wardrobes with locker cupboards above, inset lighting, radiator, fitted carpet.

#### Bedroom 2

UPVC double glazed window to rear, fitted wardrobes with locker cupboards above, picture rail, radiator, fitted carpet.

#### Bedroom 3

UPVC double glazed bay window to front with leaded fan light, picture rail, radiator, fitted carpet.

#### Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising P-shaped bath with shower over and second hand held shower attachment, fitted shower screen, pedestal wash hand basin, heated towel rail, fully tiled, ceramic tiled flooring with underfloor heating.

#### Separate WC

UPVC double glazed translucent window to rear, low level WC, wall mounted wash hand basin, fully tiled, ceramic tiled floor with underfloor heating.



### EXTERIOR

#### Front and Rear Gardens

The latter being approximately 60', mainly laid to lawn with a selection of established shrubs and trees to either side, patio area across the rear, garden shed, door to garage, side entrance.

#### Single Detached Garage

With up and over door.

#### Driveway

Block paved with parking for 1 vehicle, lawn to side with a selection of established shrubs.

### ADDITIONAL INFORMATION

#### Council Tax

Croydon Council Band F

