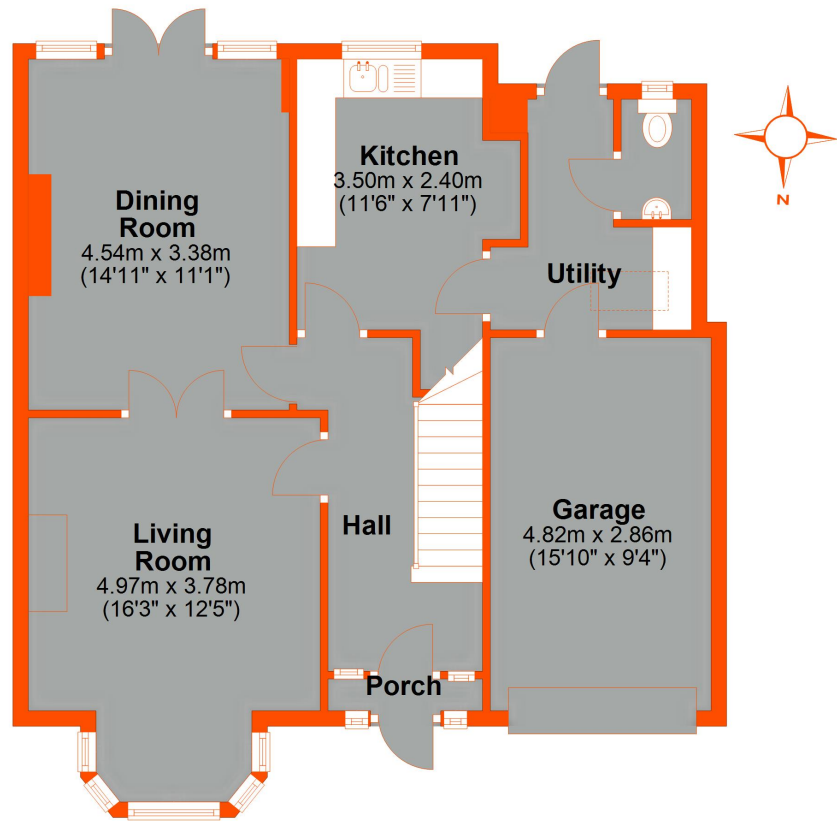


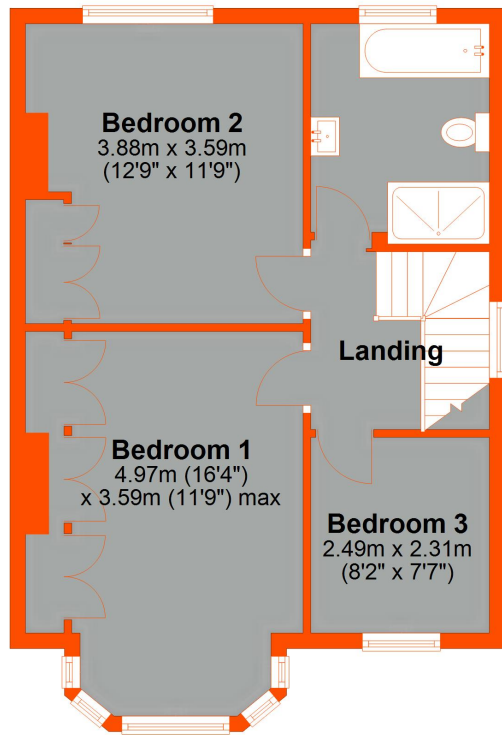
### Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 124.1 sq. metres (1335.9 sq. feet)

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

**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.  
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Viewing by appointment with our Shirley Office - 020 8777 2121

16 Lake Road, Shirley, Croydon, Surrey CR0 8DS

**£635,000 Freehold**

- 1930s Semi-Detached House
- 2 Reception Rooms
- Modern Kitchen and Utility Room
- Double Glazing and Central Heating
- 3 Bedrooms
- Garage and Drive
- Cloakroom
- Lovely South Facing Garden



## 16 Lake Road, Shirley, Croydon, Surrey CR0 8DS

A lovely 3 bedroom 1930s semi-detached house set on the sought after South side of Shirley. This ideal family home has accommodation comprising lounge and dining room with double dividing doors, fully fitted kitchen, large modern bathroom with separate shower, 3 bedrooms, utility room, ground floor cloakroom, garage and drive, double glazing, central heating, South facing garden.

### Location

Situated on the popular South side of Shirley close to West Wickham with its local shops, bus routes, primary/secondary schools, parkland, restaurants, coffee shops, and sports and leisure facilities, East Croydon and West Wickham stations are a short drive/bus journey away with fast and frequent services to Central London and beyond.



### GROUND FLOOR

#### Entrance Porch

Solid wood entrance door to:

#### Entrance Hall

Picture rail, understairs storage cupboard, polished wood flooring, doors to:

#### Lounge

Double glazed leaded light windows to front, coal effect gas fire with marble surround and wooden mantel, picture rail, radiator, fitted carpet, double doors to:

#### Dining Room

Double glazed windows and double doors to rear overlooking and opening onto the garden, radiator, picture rail, fitted carpet.

#### Kitchen

Double glazed window to rear overlooking the garden, double bowl stainless steel sink unit with mixer tap set within a matching extensive range of granite worktops with cream wall/base units and drawers, fitted Belling electric range cooker, integrated dishwasher, cupboard housing gas central heating boiler, radiator, polished wood flooring, spot lighting.

#### Utility Room

Double glazed door to garden, wall and base units, matching work top, washing machine, radiator, ceramic tiled flooring, door to garage.

#### Cloakroom

Double glazed translucent window to rear, matching white suite comprising low flush WC, wash hand basin, ceramic tiled flooring, radiator.

### FIRST FLOOR

#### Landing

Double glazed leaded light windows to side, loft access, fitted carpet, doors to:

#### Bedroom 1

Double glazed leaded light bay window to front, extensive fitted wardrobes with hanging storage space and shelving, radiator, picture rail, fitted carpet.

#### Bedroom 2

Double glazed leaded light windows to rear, fitted wardrobes, radiator, picture rail, fitted carpet.

#### Bedroom 3

Double glazed leaded light windows to front, picture rail, radiator, fitted carpet.

#### Bathroom

Double glazed translucent window to rear, matching white suite comprising large shower cubicle with power shower, panelled bath, wash hand basin set in a vanity unit, low flush WC, ceramic tiled walls and flooring, heated towel rail, fitted wall mirror.

### EXTERIOR

#### Rear Garden

54' South facing garden, laid to patio leading to a large formal lawn with shaped flower beds, wooden tool shed.

#### Attached Garage

Up and over door to front, power and light, door to rear.

#### Driveway

With ample room for 2 cars.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Croydon band E.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)