

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



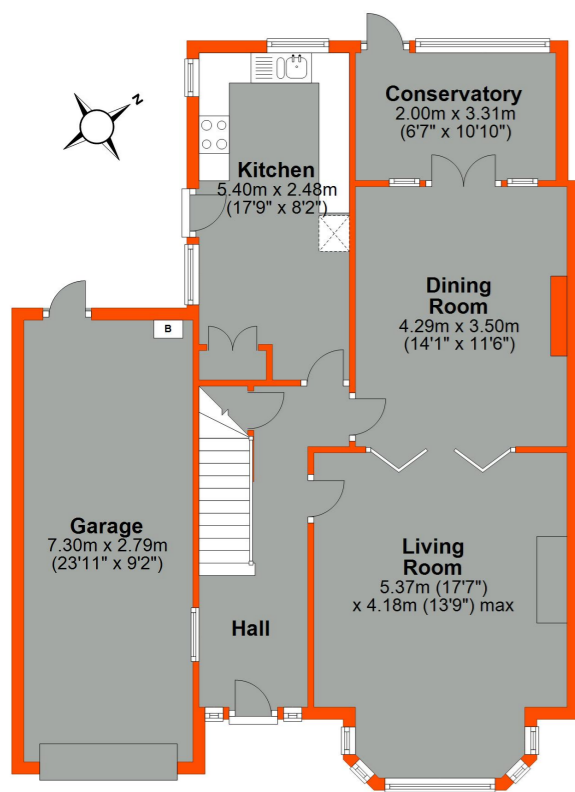
Viewing by appointment with our Shirley Office - 020 8777 2121

3 Valley Walk, Shirley, Croydon, Surrey CR0 8SR

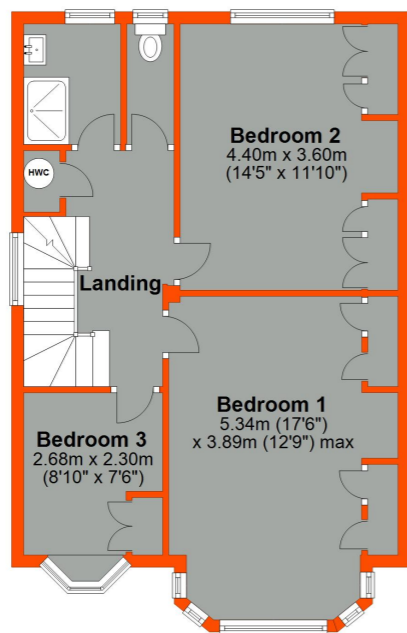
£670,000 Freehold

- Four Bedrooms
- Kitchen/Breakfast Room
- Sunny Secluded Garden
- Tandem Garage (30')
- Adjoining Reception Rooms
- Conservatory
- Popular Location
- Paish Tyler Home

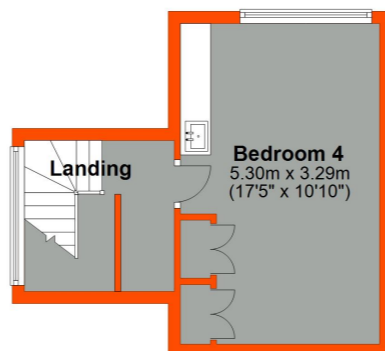
Ground Floor
 Approx. 89.4 sq. metres (962.6 sq. feet)



First Floor
 Approx. 57.2 sq. metres (616.0 sq. feet)



Second Floor
 Approx. 23.8 sq. metres (256.6 sq. feet)



Total area: approx. 170.5 sq. metres (1835.2 sq. feet)

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 fee 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.
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3 Valley Walk, Shirley, Croydon, Surrey CR0 8SR

An attractive four bedroom Paish Tyler built, semi-detached, family home which boasts spacious living accommodation throughout with the advantage of adjoining reception rooms. Further benefits of the property to mention include a large modern fitted kitchen and breakfast room, shower room and 30' tandem garage to the side. The property has a secluded sunny lawned garden with patios to the rear and side. An opportunity to extend the property to the side would be achievable (subject to planning permission from Croydon Council).

Location

Situated on Shirley Park with properties of a similar style and age surrounding. A wide variety of amenities can be found close by. These include local shops on Shirley Road, St. John's Primary School, Coloma, Shirley High and Trinity Secondary Schools and East Croydon Station is also near with services to both London Bridge and Victoria. Beckenham and West Wickham town centres are just a short drive with a variety of shops, restaurants and cafes.



GROUND FLOOR

Canopied Tiled Entrance Porch

With exterior lighting.

Entrance Hall

UPVC double glazed entrance door with leaded light inset window, UPVC double glazed leaded light windows to either side, translucent UPVC double glazed window to side, under stairs storage cupboard, coved ceiling, dado rail, radiator, fitted carpet.

Reception Room 1

Deep bay UPVC double glazed window to front with leaded fan lights, feature fireplace, coved ceiling, radiators, fitted carpet, adjoining doors to:

Reception Room 2

Double doors leading to conservatory with windows to either side and above, radiator, coved ceiling, fitted carpet.

Conservatory

Double glazed door to garden, double glazed window to rear, fitted base units with work surface, plumbed for washing machine, space for tumble dryer.

Kitchen/Breakfast Room

Dual aspect UPVC double glazed windows, UPVC double glazed door to garden, comprehensive selection of fitted wall and base units incorporating pantry cupboard, drawers, ample work surfaces with a tiled splashback, stainless steel gas hob with stainless steel extractor over, eye level stainless steel double oven, plumbed for dishwasher, space for fridge freezer, inset lighting, radiator, vinyl flooring.

FIRST FLOOR

Landing

Translucent UPVC double glazed window to side, linen cupboard housing hot water cylinder, coved ceiling, fitted carpet.

Bedroom 1

UPVC double glazed bay window to front with leaded fan lights, fitted wardrobes to one wall, radiator, picture rail, fitted carpet.

Bedroom 2

Double glazed UPVC window to front, fitted wardrobes to either side of chimney breast, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to front with leaded fan light, fitted wardrobe, radiator, fitted carpet.

Shower Room

Translucent UPVC double glazed window to rear, large glass fronted shower cubicle, pedestal wash hand basin with mirror fronted bathroom cabinet above, fully tiled to picture rail height, radiator, tiled flooring.

Separate WC

Translucent UPVC double glazed window to rear, low level WC, half tiled walls, tiled flooring.

SECOND FLOOR

Landing

UPVC translucent double glazed window to side, fitted carpet.

Bedroom Four

UPVC double glazed window to rear, radiator, fitted carpet.

EXTERIOR

Gardens to Front and Rear

The latter being approximately 70', patio area to side and across the rear, mainly laid to lawn with a selection of established shrubs to either side and rear, door to garage, side entrance. Front garden - laid to lawn.

Tandem Garage

To side with up and over door.

Driveway Parking

ADDITIONAL INFORMATION

Council Tax

Croydon council band F

