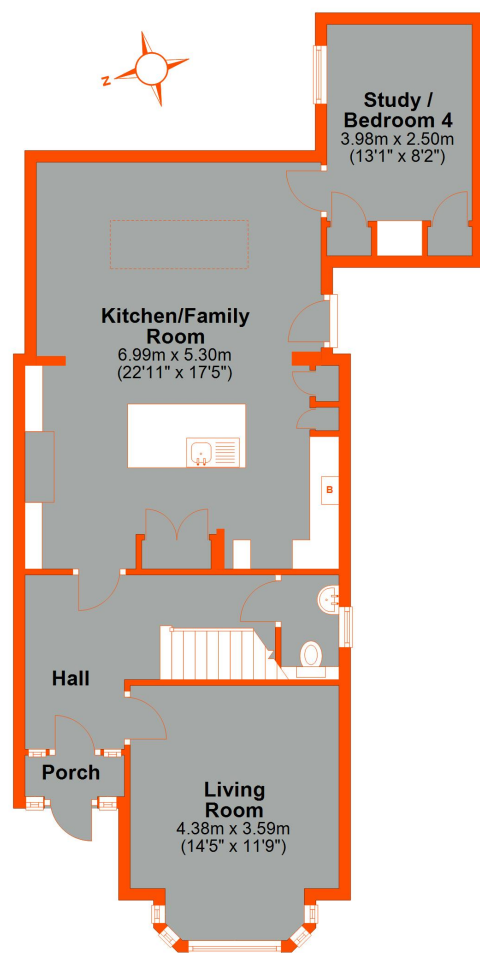


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

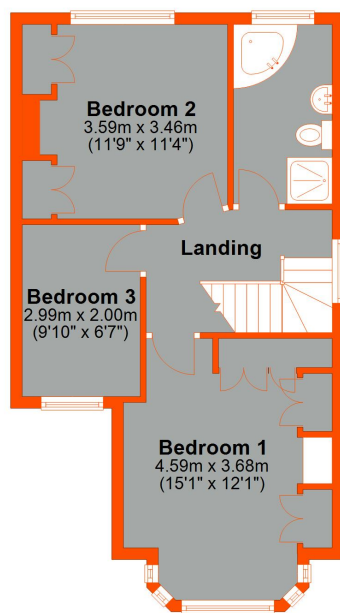
Ground Floor

Approx. 74.9 sq. metres (806.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 120.4 sq. metres (1295.6 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.
 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.
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Viewing by appointment with our Shirley Office - 020 8777 2121

85 Tower View, Shirley, Croydon, Surrey CR0 7PZ

£655,000 Freehold

- 4 Bedrooms
- Separate Living Room
- Kitchen/Family Room
- Large Garden
- Halls Adjoining Semi-Detached
- Extended to the Rear
- Cul de Sac Location
- Driveway Parking for 3 Vehicles

85 Tower View, Shirley, Croydon, Surrey CR0 7PZ

4 Bedroom halls adjoining 1930s semi-detached family home which has been extended across the rear, creating an impressive kitchen/family room with bifold doors leading onto a large decked area, superb garage conversion to a 4th bedroom/home office, bright and sunny living room, cloakroom and family bathroom, offering spacious living accommodation throughout, To the rear is an extremely well maintained, approximately 90', level lawned garden with a selection of shrubs and a 2nd decked area to the rear of the garden, which backs onto allotments giving a nice open aspect. The property also offers driveway parking to the front for 3 vehicles.

Location

Situated at the bottom of a small cul de sac of similar age and style properties in a quiet location. A wide variety of amenities are close by, some of which include local shops and the 367 bus route, Orchard way and Monks Orchard primary schools, Orchard Park High secondary school, and Parkfelds Recreation Ground. Further bus routes can be found along Wickham Road, and Arena tram stop is nearby. East Croydon Station is a short journey away, with trains to London Bridge, Victoria, Gatwick, and beyond. West Wickham and Beckenham High Streets are both within a short drive offering a selection of popular shops, restaurants and cafes.



GROUND FLOOR

Enclosed Entrance Porch

Entrance Hall

Hardwood entrance door with inset window, stained and leaded translucent windows to either side and above, coved ceiling, dado rail, radiator, hardwood flooring.

Cloakroom

Leaded light double glazed translucent window to side, concealed low level WC, pedestal wash hand basin, radiator, half panelled walls, fitted mirrors, vinyl flooring.

Front Reception Room

UPVC double glazed leaded light bay window to front, feature contemporary fireplace, coved ceiling, radiator, hardwood flooring.

Kitchen/Family Room

Bifold doors across rear, double glazed translucent door to side, roof light window, comprehensive selection of fitted white high gloss wall and base units incorporating drawers, ample granite work surfaces with matching trim and counter lighting, integral dishwasher, fridge freezer, range style stove with extractor hood over, space for washing machine, granite island incorporating breakfast bar, Butler style sink unit, base units and drawers, recessed fireplace, concealed combi central heating boiler, inset lighting and kickboard lighting, vertical radiator, engineered wood flooring..

Bedroom 4

UPVC double glazed window to side, fitted wardrobes to one wall incorporating shelving, radiator, inset lighting, hardwood flooring.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, dado rail, fitted carpet.

Bedroom 1

Leaded light double glazed bay window to front, full range of fitted wardrobes to one wall incorporating cupboards and shelving, radiator, picture rail, inset lighting, fitted carpet.

Bedroom 2

Double glazed leaded light window to rear, fitted wardrobes with locker cupboards above, picture rail, radiator, fitted carpet.

Bedroom 3

Leaded light double glazed window to front, picture rail, radiator, hardwood flooring.

Bathroom

Dual aspect leaded light double glazed translucent windows, matching white bathroom suite comprising corner style panelled bath with hand held shower attachment, pedestal wash hand basin, low level WC, glass fronted shower cubicle with hand held attachment, fitted bathroom cabinet, heated towel rail, vinyl tile flooring.

EXTERIOR

Gardens to Front and Rear

The latter being approximately 90', a particular feature of the property with decking across the rear leading onto a level lawned garden with a selection of mature shrubs and trees with a second decked area to the rear of the garden which backs onto allotments, garden shed.

Front Garden - laid to lawn with mature shrubs to one side.

Driveway

Block paved for 3 vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon Council band E

