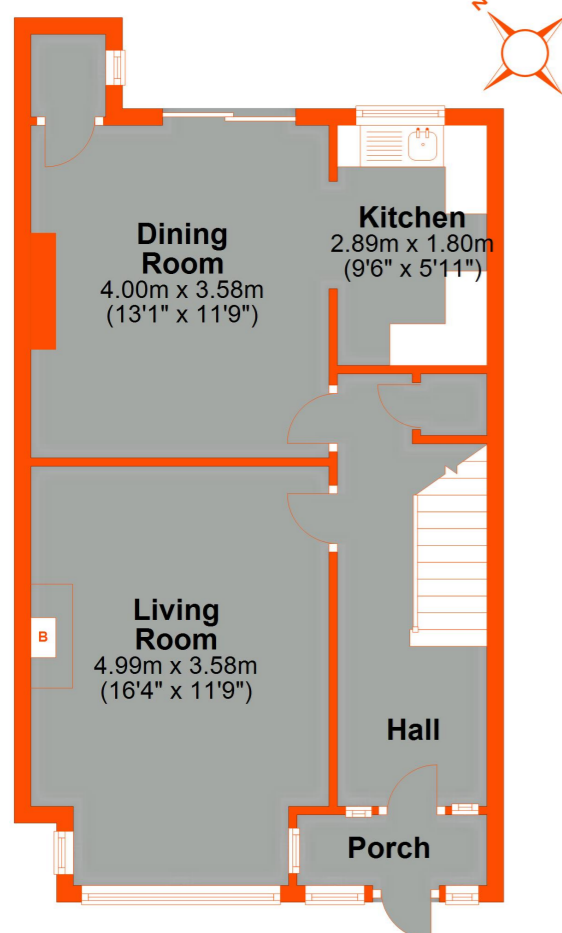


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

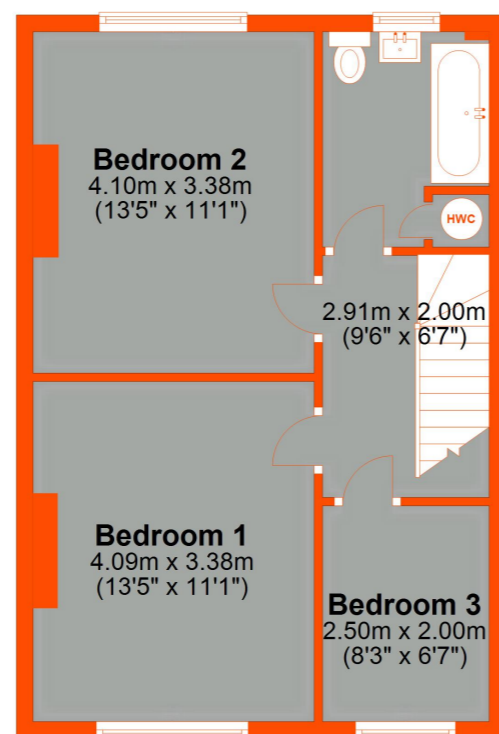
Ground Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 96.0 sq. metres (1033.0 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

11a Shirley Road, Shirley, Croydon, Surrey CR0 7ER

£460,000 Freehold

- CHAIN FREE
- 2 Reception Rooms
- First Floor Bathroom
- Close to Amenities
- 3 Bedrooms
- Double Glazing and Central Heating
- Some Refurbishment Required
- 70' Secluded Garden

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.
 For further details please visit our website - www.proctors.london



11a Shirley Road, Shirley, Croydon, Surrey CR0 7ER

CHAIN FREE spacious 3 bedroom Victorian mid-terrace family home with the advantage of a 1st floor bathroom, spacious living room with open plan kitchen/diner. To the rear is a large and mature secluded garden. Further benefits of the property to note include central heating and UPVC double glazing. Some refurbishment works are required.

Location

Situated close to various bus routes, local shops along Lower Addiscombe Road, tram stop, Ashburton Park plus Eimers End is also nearby with services to London Bridge, Charing Cross and Cannon Street.



GROUND FLOOR

Entrance Porch

UPVC double glazed.

Entrance Hall

UPVC double glazed entrance door with UPVC double glazed windows to either side and above, radiator, understairs storage cupboard, coved ceiling, picture rail, fitted carpet

Reception Room 1

UPVC double glazed window to front with fitted shutters, fitted gas fire with back boiler, marble surround and hearth with ornate timber mantel, coved ceiling, picture rail, radiator, fitted carpet.

Reception Room 2

Double glazed sliding doors to garden, fitted cupboard housing plumbing for washing machine, coved ceiling, picture rail, radiator, fitted carpet, leading to:

Fitted Kitchen

UPVC double glazed window to rear, selection of fitted pine wall and base units incorporating drawers, stainless steel inset sink unit with mixer tap and work surfaces with a tiled splashback, gas cooker point, recess for fridge freezer, tiled flooring.

FIRST FLOOR

Landing

Access to loft, large fitted cupboard, dado rail, fitted carpet

Bedroom 1

UPVC double glazed window to front with fitted shutters, coved ceiling, radiator, fitted carpet.



Bedroom 2

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

Bedroom 3

UPVC double glazed window to front with fitted shutters, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, pedestal wash hand basin, low level WC, fully tiled, radiator, linen cupboard housing hot water cylinder, ceramic tiled flooring.

EXTERIOR

Front and Rear Gardens

The latter being approximately 70', a particular feature of the property, flagstone patio area with arbour, steps down to a large mainly laid to lawn garden with a selection of established shrubs to either side, garden shed to rear.

Paved front garden.

ADDITIONAL INFORMATION

Council Tax

Croydon council band D

