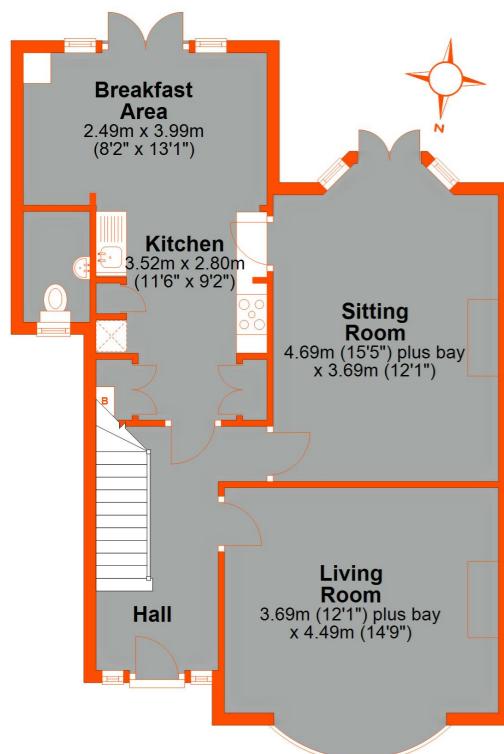

**Ground Floor**

Approx. 67.7 sq. metres (728.4 sq. feet)



Total area: approx. 151.9 sq. metres (1635.4 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 Wickham Road, Shirley, Croydon, Surrey CR0 8BA

**£725,000 Freehold**

- Spacious Family Home
- Kitchen/Breakfast Room
- Garage Plus Driveway
- Neutral Decoration
- South Facing Garden
- 4 Bedrooms
- Sitting Room + Separate Living Room
- Popular Location

## 16 Wickham Road, Shirley, Croydon, Surrey CR0 8BA

Built in the late 1920s this end of terrace spacious family home has been designed to create ideal living accommodation, with the advantages of 4 bedrooms, 2 separate living rooms, extended fitted kitchen/breakfast room, and a sunny south facing garden. Further features include an en-suite shower room to bedroom 4, garage en bloc and driveway parking for 2 vehicles.

### Location

A wide selection of amenities can be found close by, some of which include St John's and Harris Academy Benson Primary Schools, Shirley High, Coloma, Royal Russell and Trinity Secondary Schools, and Spring Park Recreation Ground. West Wickham High Street is a short journey away with its ever popular selection of shops, restaurants and cafes. There are various bus routes on Wickham Road plus East Croydon Station is also nearby with services to London Bridge, Victoria and Gatwick.



### GROUND FLOOR

#### Entrance Hall

Composite entrance door with a stained and leaded translucent inset window, matching stained and leaded translucent windows to either side, plate rail, radiator, understairs storage cupboard, plank style flooring.

#### Living Room

UPVC double glazed leaded light bay window to front, cast iron fireplace with ornate mantel over, coved ceiling, radiator, plank style flooring.

#### Sitting Room

UPVC double glazed French doors leading to garden with UPVC double glazed windows to either side and above, feature contemporary gas fire with marble surround and hearth with ornate mantel over, coved ceiling, radiator, plank style flooring.

#### Kitchen/Breakfast Room

UPVC double glazed doors to garden with UPVC double glazed windows to either side and above, comprehensive selection of fitted grey wall and base units incorporating vertical drawers, pan drawer, granite work surfaces, inset stainless steel sink unit with matching granite trim, counter lighting, integrated stainless steel eye level Neff electric oven, grill, microwave/steam oven, electric hob with extractor over, integrated dishwasher and washing machine, fridge freezer, concealed central heating boiler, inset lighting, radiators, herringbone style flooring.



### Cloakroom

UPVC double glazed translucent window to side, low level WC, wall mounted wash hand basin with tiled splashback, fitted glass shelf with mirror above.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, fitted carpet.

#### Bedroom 1

UPVC double glazed leaded light bay window to front, fitted wardrobes to either side of chimney breast, radiator, fitted carpet.

#### Bedroom 2

UPVC double glazed window to rear, original cast iron fireplace, fitted wardrobes to either side of chimney breast, picture rail, radiator, fitted carpet.

#### Bedroom 3

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

#### Family Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising tiled panelled bath, pedestal wash hand basin, low level WC, local tiled walls, tiled shower cubicle, radiator.

### SECOND FLOOR

#### Landing

UPVC double glazed window to side, fitted wardrobes, fitted carpet.

#### Bedroom 4

UPVC window to rear, fitted carpet.



### En-Suite Shower Room

Velux window to rear, glass fronted corner shower cubicle, pedestal wash hand basin with fitted mirror above, low level WC, fully tiled, radiator, vinyl flooring.

### EXTERIOR

#### Rear Garden

Approximately 90' south facing, patio area across the rear, mainly laid to a large level lawn with established shrubs to either side, garden sheds, side entrance.

#### Garage En Bloc

With up and over door (black).

#### Driveway Parking

To the front for 2 vehicles.

### 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)

