

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(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

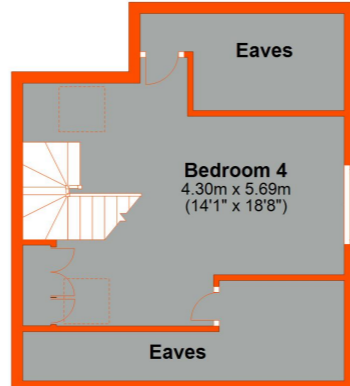
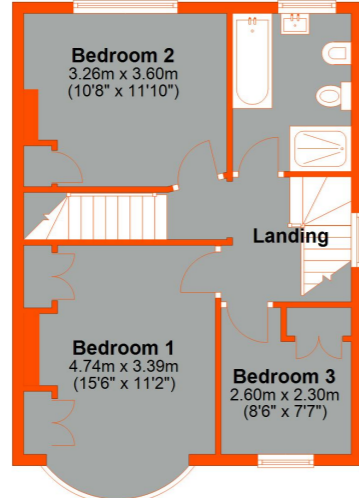
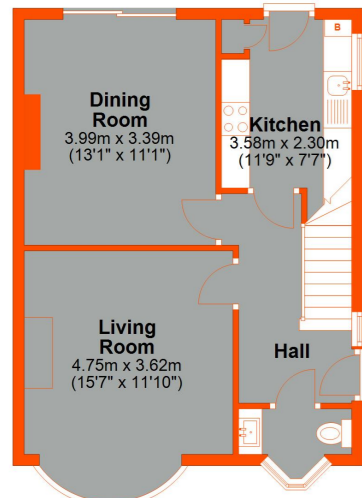
22 Links View Road, Shirley, Croydon, Surrey CR0 8NA
£640,000 Freehold

- 4 Bedroom Semi
- Lounge
- Ground Floor Cloakroom
- 135' Garden
- Fully Fitted Kitchen
- Dining Room
- Double Glazing & Central Heating
- Garage & Driveway

Ground Floor
 Approx. 45.1 sq. metres (485.2 sq. feet)

First Floor
 Approx. 45.6 sq. metres (491.2 sq. feet)

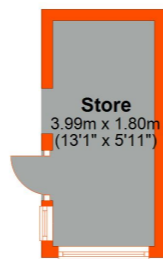
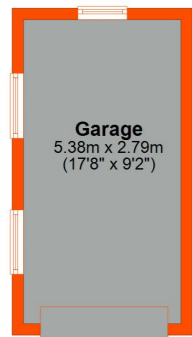
Second Floor
 Approx. 34.4 sq. metres (370.2 sq. feet)



Outbuilding
 Approx. 15.0 sq. metres (161.4 sq. feet)

Outbuilding
 Approx. 11.7 sq. metres (125.9 sq. feet)

Outbuilding
 Approx. 7.2 sq. metres (77.3 sq. feet)



Total area: approx. 159.0 sq. metres (1711.2 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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 For further details please visit our website - www.proctors.london



22 Links View Road, Shirley, Croydon, Surrey CR0 8NA

A 1930s extended 4 bedroom semi-detached house with large garden. This family house is situated on the ever popular south side of Shirley. The property has been extended into the loft to provide a large bedroom. There are three further bedrooms, family bathroom, ground floor cloakroom, fully fitted kitchen, lounge, dining room, double glazing and central heating and window shutters to the front of the property, 135' garden, garage and parking to the front of the property.

Location

Well placed on the south side of Shirley with its bus routes, primary and secondary schools, parkland and local shops. West Wickham centre is a short drive away with shops, sporting & leisure facilities and train station with a fast and frequent service to Central London & beyond,



GROUND FLOOR

Entrance Hall

Polished wood flooring, understairs storage cupboard, doors to:

Cloakroom

Double glazed window to front with fitted shutters, matching white suite comprising wash hand basin set in a vanity unit, low flush WC, part ceramic tiled walls, ceramic tiled flooring.

Lounge

Double glazed bay windows to front with fitted shutters, open fireplace with brick surround, radiator, fitted carpet.

Dining Room

Double glazed patio doors to rear overlooking and opening onto the garden, polished wood flooring, radiator.

Kitchen

Fitted kitchen with single bowl sink unit set in a matching range of worktops with wall/base units and drawers, fitted hob, oven and hood, integrated fridge, freezer and dishwasher, plumbed for washing machine, wall mounted gas central heating boiler, laminate flooring, double glazed window to side, double glazed door to rear leading onto the garden.

FIRST FLOOR

Landing

Window to side, doors to:

Bedroom 1

Double glazed windows to front, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

Double glazed windows to rear with fitted shutters, deep built-in wardrobe, radiator, fitted carpet.

Bedroom 4

Double glazed window to front, built-in wardrobes, radiator, fitted carpet.

Bathroom

Matching white suite comprising panelled bath, shower cubicle with power shower, low flush WC, bidet, wash hand basin, part ceramic tiled walls, heated towel rail, ceramic tiled flooring,

SECOND FLOOR

Bedroom 3

Double glazed windows to side, 2 skylights, eaves storage access, built-in wardrobes, fitted carpet.

EXTERIOR

Rear Garden

Approximately 135', large crazy paved patio with flower beds leading to a central formal lawn which in turn leads to a rear service area.

Garage

Up and over door, windows to side, door to garden.

Front Driveway

Parking to front, shared drive to garage.

ADDITIONAL INFORMATION

Council Tax

Croydon borough band E

