

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	71	
(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			



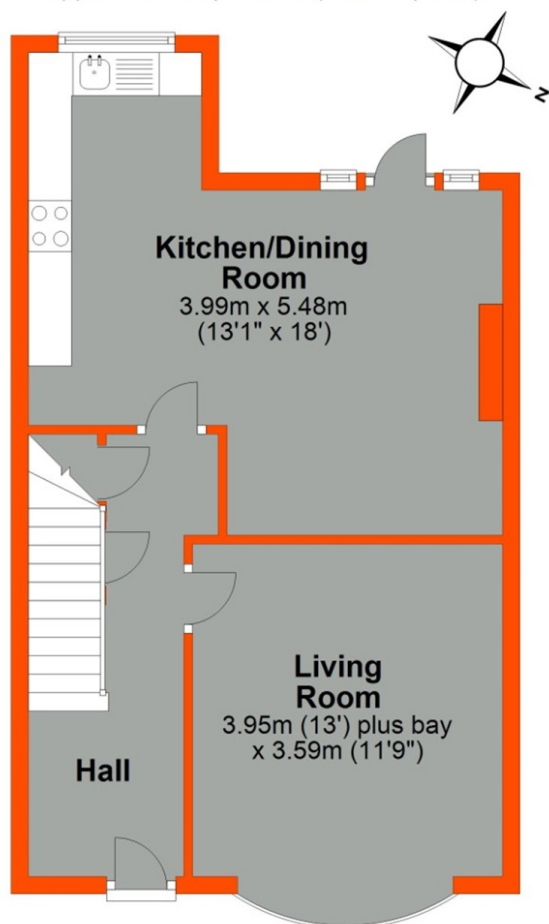
Viewing by appointment with our Shirley Office - 020 8777 2121

74 Spring Park Road, Shirley, Croydon CR0 5EL

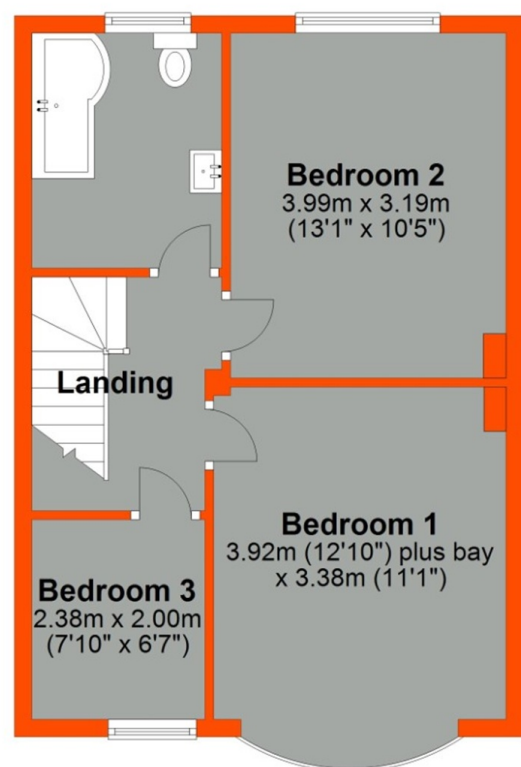
£548,500 Freehold

- CHAIN FREE
- Superb Kitchen Diner
- Contemporary Bathroom
- Newly Fitted Carpets and Flooring
- Newly Decorated Throughout
- Spacious Lounge
- Brand New Boiler
- Sunny West Facing Garden

Ground Floor
 Approx. 47.0 sq. metres (506.2 sq. feet)



First Floor
 Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 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.
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74 Spring Park Road, Shirley, Croydon CR0 5EL

An impressive beautifully presented 3 bedroom, mid-terrace family home which boasts spacious living accommodation. New fitted kitchen/diner leading out onto the garden, new contemporary bathroom, new boiler. All new decoration throughout, and new carpets/flooring. To the rear, the garden offers a patio area leading onto a lawned garden which enjoys an extremely sunny west facing aspect.

Location

Situated towards the top of Spring Park Road, almost opposite Spring Park Recreation Ground, with a selection of local amenities nearby. These include the always popular St. John's Primary School, shops and various bus routes on Wickham Road, woodland area of Shirley Hills plus East Croydon Station is also a short journey away



Ground Floor

Canopied Entrance Porch

inset lighting

Entrance Hall

multi-pane entrance door, understairs storage cupboards, radiator, inset lighting, laminated flooring

Living Room

large UPVC double glazed bay window to front, feature marble fireplace, arch recess to one side of the chimney breast, radiator, fitted carpet

Open Plan Kitchen/Diner

Kitchen Area: UPVC double glazed window to rear, comprehensive selection of fitted grey wall and base units incorporating drawers, ample work surfaces with matching trim, single white inset sink unit, electric hob with stainless steel extractor hood over and matching splashback to work surfaces, stainless steel electric oven, integrated dishwasher, space for fridge freezer, concealed wall mounted combi central heating boiler, inset lighting, radiator, laminated flooring

Dining Area: UPVC double glazed door to garden with UPVC double glazed windows to either side, recessed fireplace and arch recess to side of chimney breast, radiator, laminated flooring

First Floor

Landing

access to loft, inset lighting, fitted carpet



Bedroom 1

UPVC double glazed bay window to front, radiator, fitted carpet

Bedroom 2

UPVC double glazed window to rear, radiator, fitted carpet

Bedroom 3

UPVC double glazed window to front, radiator, fitted carpet

Bathroom

UPVC double glazed translucent window to rear, shower bath combo, fitted shower screen, wash hand basin set to vanity unit, low level WC, fully tiled walls around bath and shower area, half tiled remaining walls, heated towel rail, inset lighting, plank style vinyl flooring

Exterior

Rear Garden

approximately 45' to 50', a particular feature of the property, very secluded, large patio area across the rear leading onto a level lawned garden with an extremely sunny west facing aspect

Front Garden

Is to be re-landscaped to incorporate a bin store, retaining wall and planting (contact agent for further details)

Parking

ON STREET PARKING ONLY

CROYDON COUNCIL TAX BAND E

