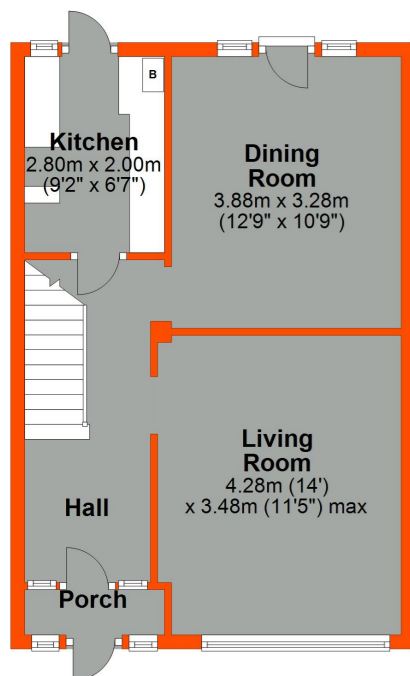


| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 84        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 65                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



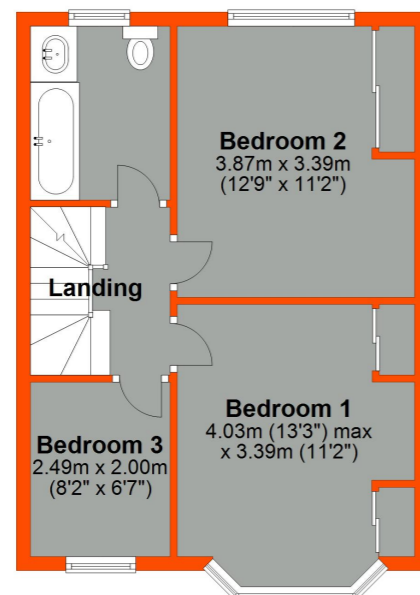
**Ground Floor**

Approx. 44.4 sq. metres (478.4 sq. feet)



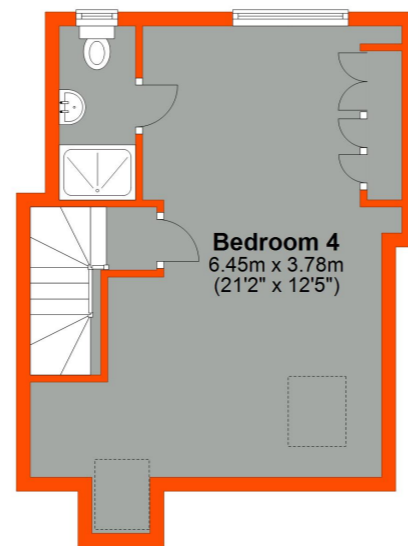
**First Floor**

Approx. 41.9 sq. metres (451.4 sq. feet)



**Second Floor**

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 119.2 sq. metres (1283.0 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

91 Verdayne Avenue, Shirley, Croydon, Surrey CR0 8TW

**£597,500 Freehold**

- 4 Bedrooms
- Two Separate Reception Rooms
- Driveway Parking
- Popular Location
- Family Home
- En Suite To One Bedroom
- Neutral Decoration
- 70' Garden With Decked Areas

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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## 91 Verdayne Avenue, Shirley, Croydon, Surrey CR0 8TW

Ideal family home with 4 bedrooms (one with en suite), 2 separate reception rooms, 70' lawned level garden with two separate decked seating areas, neutral decoration and driveway parking to the front.

### Location

Situated on a popular road of similar size and style houses with a variety of amenities nearby, some of which include local shops and bus routes on Wickham Road, St John's and Orchard Way primary schools, Orchard Park High, Shirley High and Trinity secondary schools, plus East Croydon Station is also a short journey away. A further selection of shops, cafes and restaurants can be found nearby in West Wickham.



### GROUND FLOOR

#### Entrance Porch

UPVC double glazed leaded light porch.

#### Entrance Hall

UPVC double glazed entrance door with inset windows, UPVC double glazed windows to either side, understairs storage cupboard, radiator, fitted carpet.

#### Reception Room One

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

#### Reception Room Two

UPVC double glazed door leading to garden with UPVC double glazed windows to either side, radiator, laminate flooring.

#### Fitted Kitchen

UPVC double glazed door to garden with UPVC double glazed window to side, full selection of fitted wall and base units incorporating drawers and ample work surfaces, fully tiled, inset sink unit with mixer tap, recess for electric oven with extractor hood over, recess for fridge freezer, plumbed for dishwasher, inset lighting, vinyl tiled flooring.

### FIRST FLOOR

#### Landing

Fitted carpet

### Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising panelled bath with hand held shower attachment, fitted shower screen, wash hand basin set to vanity unit, low level WC, fully tiled, radiator, ceramic tiled flooring

#### Bedroom One

UPVC double glazed leaded light bay window to front, fitted wardrobes to either side of bed with inset lighting above, radiator, laminate flooring.

#### Bedroom Two

UPVC double glazed window to rear, fitted wardrobe, radiator, laminate flooring.

#### Bedroom Three

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

### Second Floor

#### Landing

Fitted carpet

#### Bedroom Four

UPVC double glazed casement window to rear, Velux windows to front, air conditioning unit, radiators, inset lighting, fitted carpet.

#### En Suite Shower Room

UPVC double glazed translucent window to rear, tiled shower cubicle, pedestal wash hand basin with tiled splashback and fitted mirror above, low level WC, heated towel rail, ceramic tiled flooring.

### EXTERIOR

#### Rear Garden

Approximately 70' backing onto wooded area, decked area across the rear of the property leading on to a laid to lawn level garden, second decked seating area to the rear, garden shed.

#### Driveway Parking

To the front.

### CROYDON COUNCIL TAX BAND E

