



Viewing by appointment with our Shirley Office - 020 8777 2121

34 Barnfield Avenue, Shirley, Croydon, Surrey CR0 8SE

£915,000 Freehold

- Splendid Extended Family Home.

Fitted Kitchen/Family Room

2 Separate Reception Rooms

Landscaped 100' Plus Rear Garden
- 4 Double Bedrooms

Contemporary Refurbishment Throughout

Master Bedroom Suite

Integral Garage

34 Barnfield Avenue, Shirley, Croydon, Surrey CR0 8SE

An expansive 4 bedroom Paish Tyler built semi-detached house which boasts thoughtfully designed extended accommodation, creating a wonderful contemporary home. The accommodation comprises a luxurious master suite with walk through wardrobe and en-suite, modern family bathroom, 3 further double bedrooms, 2 separate reception rooms, modern contemporary kitchen/family room, utility room, cloakroom, garage and an amazing landscaped 100' plus rear garden.

Location

Situated on a prime residential road in the Shirley Park area, a wide range of local amenities can be found nearby. Close to both Shirley Road and Addiscombe Road with several bus routes and convenience stores. East Croydon Station is nearby with fast and frequent services to Central London as are popular state and public schools. The area is well served with recreation facilities including Lloyd Park, Shirley Hills and both public and private golf clubs.



GROUND FLOOR

Canopied Entrance Porch

With exterior lighting.

Entrance Hall

Solid steel entrance door with wood panelling and full length translucent windows to either side, sweeping staircase with oak hand rails and glass balustrades, radiator, understairs storage cupboard, Amtico contemporary flooring, contemporary doors to:

Cloakroom

Low level WC, rectangular wash hand basin set to vanity unit, splashback tiling, extractor fan, Amtico contemporary flooring.

Reception Room 1

UPVC double glazed bay window to front, recessed fireplace, radiator, fitted carpet.

Reception Room 2

UPVC double glazed sliding doors with UPVC double glazed windows above, recessed fireplace, radiator, fitted carpet.

Fitted Kitchen/Family Room

Double glazed folding doors to garden, UPVC double glazed window to rear, comprehensive selection of high gloss fitted grey wall and base units incorporating Neff appliances throughout: 5 ring induction hob with extractor above, twin stainless steel eye level ovens with double height proofing drawer, integrated dishwasher, wine chiller. Ample Silestone work surfaces with matching splashback, complementary white gloss units where the ovens and warming drawer are situated, inset one and half bowl sink unit and drainer, Quooker hot water tap with filtered water, inset lighting, space for full height fridge, wood effect breakfast bar over an extra deep Silestone work top with feature pendant lights over, inset sound system, underfloor heating, inset lighting, Amtico contemporary flooring.

Utility Room

Plumbing and space for washing machine and tumble dryer, fitted grey units above, stainless steel eye level microwave, wood effect worktop, space for full height freezer, fully shelved with ample storage for shoes and

coats, inset lighting, Amtico contemporary flooring.

Lobby

Ample storage area, currently used as coat room, door to garage, Amtico contemporary flooring.

FIRST FLOOR

Landing

Expansive hall with UPVC double glazed window to front with fitted shutters, glass balustrades with oak hand rail, twin louvre fronted fitted wardrobes to either side of window, lit internal window, vertical radiator, access to loft, fitted carpet.

Master Suite

BEDROOM, UPVC double glazed casement window to front, fitted shutters and electric blackout blind, vertical radiator, inset lighting, fitted carpet, open plan to:

DRESSING ROOM, Fitted wardrobes to one side with drawers and cupboards incorporating recessed fitted mirror with inset lighting, fitted carpet.

EN-SUITE, Skylight, large walk-in glass fronted double shower with multi-head shower system, twin wall mounted wash hand basins set to vanity unit with mirror fronted bathroom cabinets above both, wall hung toilet, heated towel rail, Porcelanosa ceramic tiled walls and flooring with underfloor heating.

Bedroom 2 Large Double

UPVC double glazed bay window to front, fitted wardrobes incorporating full length mirrors to one wall, radiator, inset lighting, fitted carpet.

Bedroom 3 Large Double

UPVC double glazed window to rear, fitted wardrobes to one wall with locker cupboards over, radiator, fitted carpet.

Bedroom 4

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

Family Bathroom

Matching white suite comprising tiled panelled bath with shower over plus hand held shower attachment, fitted glass screen, large rectangular wall mounted wash hand basin set to vanity unit, fitted mirror above, wall

hung toilet, heated towel rail, ceramic tiled walls, Amtico contemporary flooring.

EXTERIOR

Rear Garden

108' x 36', Patio across the rear with retaining wall, wall mounted Butler sink, sun awning and exterior lighting leads to a large level lawn with winding path to the centre leading to the second patio at the rear of the garden, brick built BBQ, selection of shaped well maintained shrubs surround the garden, Summer House with power and light.

Integral Garage

Single garage with remote shutter style door, gym area, wash hand basin, central heating boiler, ceramic tiled flooring.

Driveway

Grey "Marshalls" paved drive with off road parking for 2 to 3 vehicles, artificial lawn to one side with established shrub boundaries, exterior lighting, EV charger.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band F.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage