

15 Woodmere Avenue, Shirley, Croydon, Surrey CR0 7PG

Occupying a generous plot, this imposing detached 5 bedroom house boasts spacious living accommodation throughout with the advantage of a 1 bedroom annexe to the side with its own private entrance, situated back from the road with ample driveway parking. This is a rare opportunity to refurbish and reconfigure the living accommodation to create a splendid family home. To the rear is a large sunny South facing garden.

Location

Situated at the top of Woodmere Avenue with a varied selection of amenities nearby. Some of these include local shops, Orchard Way Primary and Orchard Park High Secondary schools, Ashburton Playing Fields and various bus routes which include the 367 which passes through The Glade. West Wickham is also nearby with its always popular selection of shops, restaurants and cafes. East Croydon Station is just a short drive away with services to both London Bridge and Victoria.



GROUND FLOOR

UPVC Double Glazed Entrance Porch

Entrance Hall

Original entrance door with leaded light windows above, picture rail, radiator, understairs storage cupboard, laminate flooring.

Cloakroom

UPVC double glazed translucent window to side, low level WC, wash hand basin set to vanity unit with a tiled splashback, radiator, vinyl flooring.

Living Room

UPVC double glazed bay window to front, cast iron fireplace with tiled inset and marble hearth, ornate timber mantel over, picture rail, radiator, fitted carpet.

Dining Room

UPVC double glazed sliding doors to garden, fireplace with fitted cupboards either side and shelving above, coved ceiling, radiator, fitted carpet.

Fitted Kitchen/Breakfast Room

UPVC double glazed door to garden, dual aspect UPVC double glazed windows, comprehensive selection of fitted wall and base units incorporating drawers, ample work surfaces with a tiled splashback, inset sink unit with mixer tap, stainless steel gas hob with extractor hood over, stainless steel eye level double oven, integrated dishwasher, plumbing and space for both washing machine and tumble dryer, inset lighting, tiled flooring.

ANNEXE

Entrance Hall

Hard wood entrance door with inset window, radiator, fitted carpet.

Annexe Living Room/Family Room

UPVC double glazed sliding doors to garden, door to main house, radiator, fitted carpet.

Annexe Bedroom

Double glazed leaded light bay window to front, radiator, fitted carpet.

Annexe En-Suite Shower Room

Tiled shower with curtain, wash hand basin set to vanity unit, low level WC, heated towel rail, half tiled walls extending to fully tiled around hand basin and shower area, vinyl flooring.

FIRST FLOOR

Landing

UPVC double glazed translucent window to side, access to loft, picture rail, fitted carpet.

Bedroom 1

UPVC double glazed bay window to front picture rail, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to rear, mirror fronted fitted wardrobes to one wall, picture rail, radiator, fitted carpet.

Bedroom 3

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

Bedroom 4

UPVC double glazed window to front, fitted wardrobe, radiator, fitted carpet.

Bedroom 5/Study

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

Family Bathroom

Dual aspect UPVC double glazed translucent windows, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, wash hand basin set to vanity unit with circular fitted mirror above, low level WC, linen cupboard housing hot water cylinder, half tiled walls extending to fully tiled around bath and shower areas heated towel rail, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 120', a particular feature of the property with a large patio across the rear with rockery leading on to a level lawn with established shrubs and trees surrounding with fruit trees to the centre of the lawn, side entrance.

Driveway

Parking for several cars, lawned to one side, borders with mature shrubs.

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