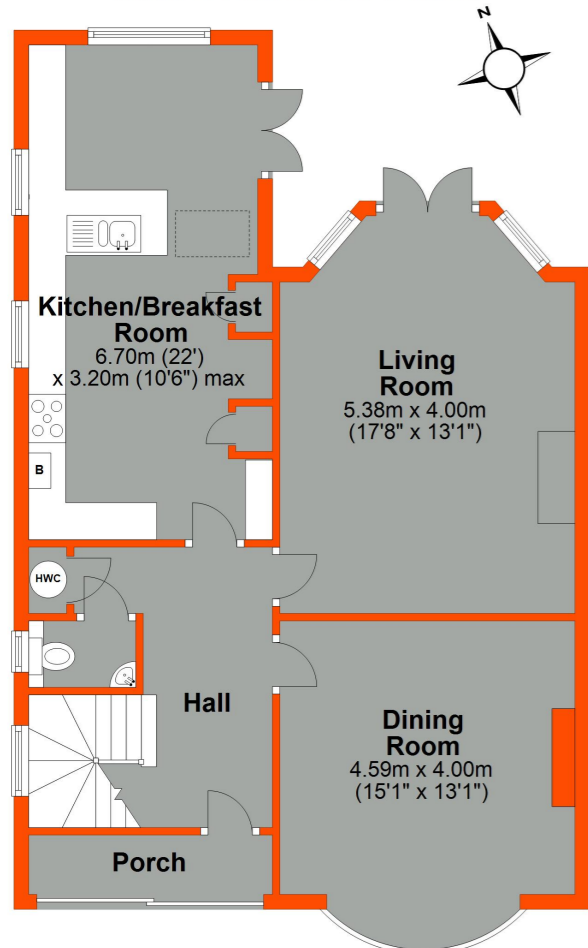


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



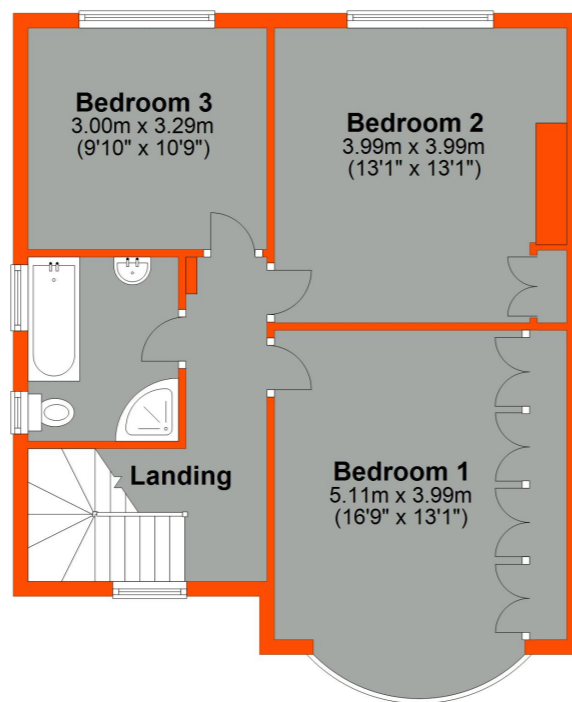
Ground Floor

Approx. 73.9 sq. metres (795.4 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 132.2 sq. metres (1422.7 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

6 Shirley Church Road, Shirley, Croydon, Surrey CR0 5EE

£725,000 Freehold

- CHAIN FREE
- Extended Kitchen/Dining Room
- 2 Separate Reception Rooms
- Fitted Kitchen/Breakfast Room
- Splendid Family Home
- 3 Double Bedrooms
- Convenient Location
- Superb 160' Garden

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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



6 Shirley Church Road, Shirley, Croydon, Surrey CR0 5EE

CHAIN FREE We bring to the market this splendid large family home with 160' garden. Some of the many features of the property include 2 separate reception rooms, a cleverly extended kitchen/breakfast room leading out onto the terrace, 3 double bedrooms, a modern bathroom and a detached garage with block paved driveway for a further 3 vehicles. To the rear is a superb 160' garden with a large level lawn leading into a private wooded area.

Location

Ideally placed with a variety of amenities nearby which include Shirley Church Recreation Ground, local shops along Wickham Road, schools including St. Johns Primary, Coloma and Trinity plus various bus routes and East Croydon Station are also nearby. West Wickham High Street is just a short drive away with its selection of ever popular shops and restaurants.



GROUND FLOOR

UPVC Entrance Porch

Entrance Hall

Hardwood entrance door, original stained and leaded light window to side, understairs storage cupboard, radiator, cloaks cupboard, laminate flooring.

Cloakroom

Double glazed leaded light translucent window to side, concealed low level WC, corner wash hand basin set to vanity unit, heated towel rail, fully tiled, tiled floor.

Reception Room 1

UPVC double doors with UPVC double glazed bay windows to either side and above leading out onto the terrace, feature fireplace (gas fire disconnected), marble surround and hearth with ornate mantel over, coved ceiling, picture rail, radiator, fitted carpet.

Reception Room 2

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

Kitchen/Breakfast Room

Velux window, double doors leading onto the terrace, UPVC double glazed window to rear, UPVC double glazed leaded light twin windows to side, a comprehensive selection of fitted wall and base units incorporating pan drawers, inset sink, ample granite work surfaces with granite trim, stainless steel gas hob with glass splashback, stainless steel extractor hood, integrated stainless steel double oven and microwave, integrated washing machine and dishwasher, American style fridge freezer, radiators, inset lighting, tiled floor with underfloor heating



FIRST FLOOR

Landing

UPVC double glazed leaded light window to front, access to loft, dado rail, fitted carpet.

Bedroom 1

UPVC double glazed leaded light bay window to front, 4 double fitted wardrobes to one wall, picture rail, radiator, fitted carpet

Bedroom 2

UPVC double glazed window to rear, picture rail, original fitted cupboard, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to rear, picture rail, fitted carpet..

Bathroom

UPVC double glazed leaded light translucent window to side, matching bathroom suite comprising panelled bath, wash hand basin, vanity unit with inset lighting and non steam mirror, corner unit glass fronted shower cubicle, low level WC, fully tiled walls, heated towel rail, tiled flooring with underfloor heating.

EXTERIOR

Rear Garden

Approximately 160', a particular feature of the property. Attractive paved terrace with three steps leading down to a large level lawn with extremely well stocked and established borders to either, side door to garage, exterior lighting, garden tap, remote-controlled terrace lights, ring main providing 8 outside sockets. To the rear is a private wooded area with garden shed.



Detached Garage

Pitched roof, up and over door, power and light supply.

Driveway

Block paved with parking for 3 vehicles, exterior lighting, outside tap.

CROYDON COUNCIL TAX BAND F

