

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	



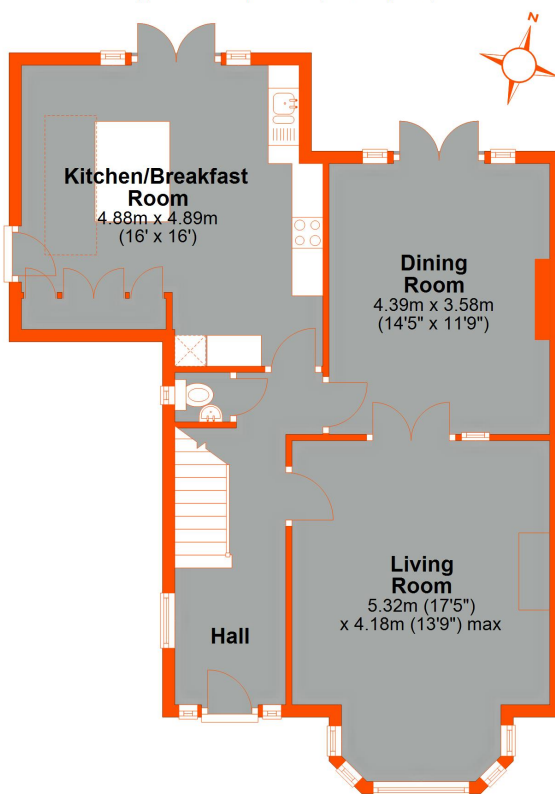
Viewing by appointment with our Shirley Office - 020 8777 2121

31 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SL

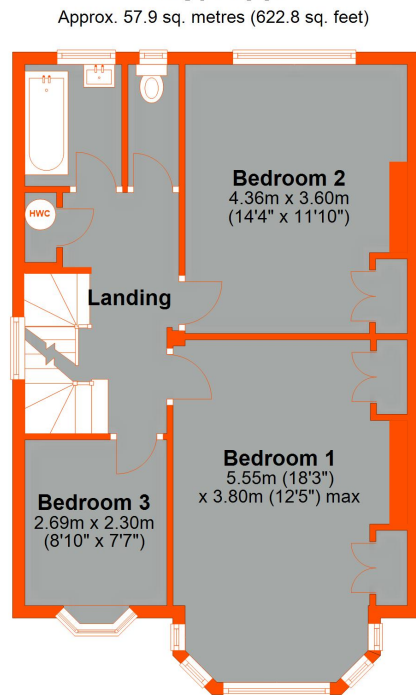
**£775,000 Freehold**

- Splendid Family Home
- Amazing Kitchen/Breakfast Room
- Family Bathroom plus Separate Shower Room
- Ample Driveway Parking
- Extremely Spacious Accommodation
- 120' Level Rear Garden
- Adjoining Reception Rooms
- Superb Location

**Ground Floor**  
 Approx. 70.2 sq. metres (755.7 sq. feet)



**First Floor**  
 Approx. 57.9 sq. metres (622.8 sq. feet)



**Second Floor**  
 Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 168.0 sq. metres (1808.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

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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## 31 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SL

Seldom available to the market, we have been given the opportunity to offer for sale this professionally extended and well designed 4 bedroom semi-detached Paish Tyler family home with the advantages of a loft conversion creating a spacious 4th bedroom and 2nd bathroom, superb fitted kitchen/breakfast room, 2 reception rooms with double folding adjoining doors, driveway parking to front for 5 vehicles, garage to the side and a 120' level rear garden with large patio area across the rear.

### Location

Situated in the Shirley Park area amongst houses of a similar age and style, a variety of amenities can be found close to the property. These include excellent public transport facilities with various bus routes on both Shirley and Wickham Roads along with a selection of shops. East Croydon Station is also nearby with access to central London. Various schools are local including St. Johns, Royal Russell, Shirley High and Coloma. Trinity School is also within walking distance of the property. Other amenities to mention include Shirley Hills and various public and private golf courses. Both Beckenham and West Wickham High Streets are a short drive away with their selection of shops, cafes and restaurants.



### GROUND FLOOR

#### Canopied Entrance Porch

#### Entrance Hall

Composite entrance door with inset stained and leaded window, twin stained and leaded UPVC double glazed windows to either side, translucent UPVC double glazed window to side, coved ceiling, radiator, downstairs storage cupboard, fitted carpet.

#### Cloakroom

Translucent UPVC double glazed window to side, low level WC, corner fitted wash hand basin with tiled splashback, ceramic tiled floor.

#### Reception Room 1

UPVC deep bay double glazed window to front with leaded fan light, fitted fire with surround, radiator, coved ceiling, fitted carpet, adjoining doors to:

#### Reception Room 2

UPVC double glazed doors to garden with UPVC double glazed windows to either side and above, coved ceiling, dado rail, radiator, fitted carpet.

#### Fitted Kitchen/Breakfast Room

UPVC lantern roof, UPVC double doors leading to garden with UPVC double glazed windows to either side and above, UPVC translucent double glazed door to side, comprehensive selection of fitted wall and base units incorporating display cabinet, drawers, pan drawer and ample granite work surfaces, inset sink unit with mixer tap, five burner gas stove with stainless steel extractor above, eye level stainless steel double oven, integrated dishwasher, washing machine, fridge and

freezer, large curved granite island with ample work surface incorporating breakfast bar, cupboards below, vertical radiator, concealed central heating boiler, inset lighting, tiled flooring.

### FIRST FLOOR

#### Landing

Translucent window to side, linen cupboard housing mega flow hot water cylinder, fitted carpet.

#### Bedroom 1

Deep bay UPVC double glazed window to front with leaded fan light, fitted wardrobes with locker cupboards above either side of chimney breast, radiator, coved ceiling, fitted carpet.

#### Bedroom 2

UPVC double glazed window to rear, fitted wardrobe with locker cupboards above to one side of the chimney breast, radiator, fitted carpet.

#### Bedroom 3,

Bay UPVC double glazed window to front with leaded fan light, coved ceiling, radiator, fitted carpet.

#### Bathroom

Translucent UPVC double glazed window to rear, panelled bath with shower over, wash hand basin set to vanity unit, heated towel rail, ceramic tiled flooring.

#### Separate WC

Translucent UPVC double glazed window to rear, low level WC, ceramic tiled flooring.

### SECOND FLOOR

#### Landing

Fitted Carpet

#### Bedroom 4

UPVC double glazed window to rear, 2 velux windows to front, radiators, inset lighting, fitted carpet.

#### Bathroom

Translucent UPVC double glazed window to rear, bath with shower over, fitted screen, fully tiled to bath and shower area, wash hand basin set to vanity unit, splashback tiling, fitted mirror, low level WC, heated towel rail, inset lighting, ceramic tiled flooring.

### EXTERIOR

#### Rear Garden

Approximately 120', large patio area across the rear leading onto a mainly laid to lawn garden with a selection of established shrubs, ornamental fish pond, greenhouse, brick built shed, side entrance, exterior tap.

#### Driveway

An impressive block paved driveway with inset lighting to accommodate up to 5 vehicles, small shaped lawn to one corner.

#### Garage

Single garage with pitched roof and up and over door.

### ADDITIONAL INFORMATION

#### Council Tax

Croydon Council band F