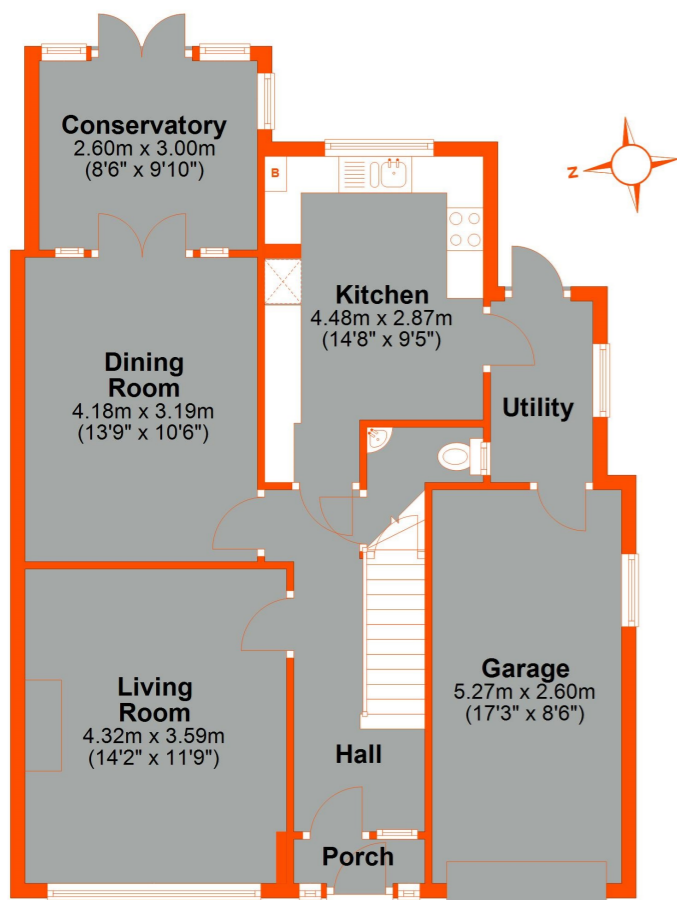




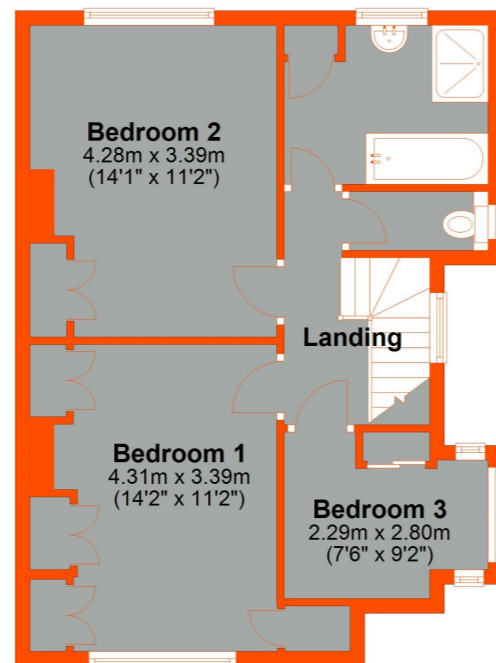
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
 Approx. 80.7 sq. metres (868.2 sq. feet)



First Floor
 Approx. 50.1 sq. metres (539.4 sq. feet)



Total area: approx. 130.8 sq. metres (1407.6 sq. feet)

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



Viewing by appointment with our Shirley Office - 020 8777 2121

93 Tower View, Shirley, Croydon, Surrey CR0 7PZ

£585,000 Freehold

- 🔴 CHAIN FREE 3 Bed Semi
- 🔴 2 Reception Rooms
- 🔴 Kitchen/Breakfast Room
- 🔴 Requires Some Refurbishment
- 🔴 Popular Cul De Sac Location
- 🔴 Conservatory
- 🔴 Ground Floor Cloakroom
- 🔴 Bathroom with Separate Shower

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

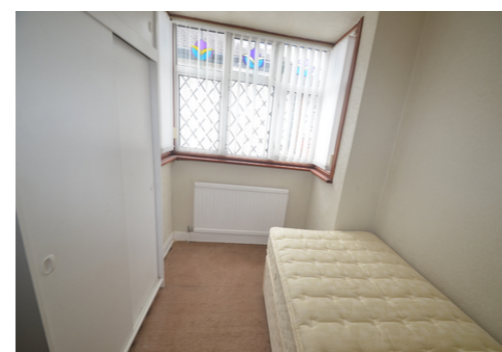


93 Tower View, Shirley, Croydon, Surrey CR0 7PZ

CHAIN FREE A 1930s 3 bedroom semi-detached house set in a very popular cul de sac. 3 bedrooms, bath/shower room, separate WC and ground floor cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, lean-to, garage, drive, good size family garden, double glazing and central heating. The property is in need of some refurbishment which has been reflected in the asking price and will soon make a lovely family home.

Location

A great location being close to Orchard Way Primary School and Orchard Park High Secondary School, local shops, 367 bus route and parkland. A short drive/bus ride to East Croydon, West Wickham or Beckenham centres, all with their mainline train stations with fast and frequent services to Central London and beyond, shopping centres, sports and leisure facilities.



GROUND FLOOR

Double Glazed Entrance Porch

Entrance Hall

Radiator, understairs storage cupboards, doors to:

Cloakroom

Matching white suite comprising low flush WC, wash hand basin, double glazed window to side.

Lounge

Double glazed leaded light windows to front, gas coal effect fire, marble surround and Adam style mantel, radiator, coved ceiling.

Dining Room

Double glazed windows and double doors to rear leading to conservatory, radiator, serving hatch.

Conservatory

Double glazed windows to side and rear, double doors overlooking and opening onto the garden.

Kitchen Breakfast Room

Double bowl sink unit with mixer taps, extensive matching range of worktops, wall/base units, drawers and glass cabinets, electric hob, double oven, washing machine, dishwasher and fridge, cupboard housing gas central heating boiler, breakfast bar, radiator, ceramic tiled flooring.

Lean-To

Double glazed window and doors to garden, door to garage.



FIRST FLOOR

Landing

Double glazed window to side, loft access, doors to:

Bedroom 1

Double glazed leaded light windows to front, extensive fitted wardrobes, radiator.

Bedroom 2

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

Double glazed leaded light bay windows to side, fitted wardrobes, radiator.

Separate WC

Double glazed window to side, concealed flush WC.

Bathroom

Matching white suite comprising panelled bath, wash hand basin set in a vanity unit, separate large shower cubicle with power shower, heated towel rail, built-in storage cupboard, ceramic tiled walls and flooring, double glazed window to rear.

EXTERIOR

Rear Garden

Approximately 80', large paved patio leading to formal lawn with mature shrub beds surrounding, tool shed.

Garage

Powered up and over door to front, power and light, double glazed window to side, door to lean-to.

Driveway Parking to Front

ADDITIONAL INFORMATION

Croydon Council band E

