





## 25 Greencourt Gardens, Shirley, Croydon, Surrey CR0 7LH

**CHAIN FREE** An opportunity to acquire this impressive 3 bedroom Paish Tyler built semi-detached family home in a unique location, looking across a large central green with properties of a similar age and style surrounding. Features of the property include two separate reception rooms, fitted kitchen leading out to an "L" shaped conservatory, newly decorated throughout plus 70' sunny West facing garden. An opportunity to extend the property to the side and across the rear is an option (subject to the usual planning consents).

### Location

Situated in Shirley Park on a prime residential road with a wide range of local amenities nearby. Some of these include local shops and public transport along Shirley Road and Addiscombe Road. St. John's Primary School, Coloma and Trinity Secondary Schools are also nearby. East Croydon Station is just a short journey away with services to Central London.



### GROUND FLOOR

#### UPVC Entrance Porch

#### Entrance Hall

UPVC entrance door with UPVC double glazed windows to either side, understairs cupboard, picture rail, radiator, laminate flooring.

#### Reception Room 1

Double glazed bay window to front, feature fireplace with marble hearth and mantel, radiator, picture rail, wall lights, fitted carpet.

#### Reception Room 2

UPVC double glazed sliding doors to garden, ornate fireplace with marble surround and hearth with wooden mantel, coved ceiling, radiator, fitted carpet.

#### Fitted Kitchen

Double glazed translucent door and windows to side, double glazed window to rear, comprehensive selection of fitted white wall/base units and drawers incorporating stainless steel sink unit and ample work surfaces with a tiled splashback, gas hob, eye level electric grill and oven, recess for fridge, vinyl flooring.

#### "L" Shaped Conservatory

UPVC double glazed conservatory, double doors to garden, wall mounted electric heaters, door to garage, tiled flooring.

#### Cloakroom

Low level WC, wall mounted wash hand basin, half tiled walls, tiled flooring.

### FIRST FLOOR

#### Landing

UPVC double glazed translucent window to side, access to loft, cupboard housing wall mounted central heating boiler and hot water cylinder, fitted carpet.

#### Bedroom 1

Double glazed bay window to front, fitted wardrobes to either side of chimney breast with locker cupboards above, radiator, fitted carpet.

#### Bedroom 2

Double glazed window to rear, fitted cupboard and wardrobe with locker cupboard above to either side of chimney breast, fitted carpet.

#### Bedroom 3

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

#### Bathroom

Double glazed translucent window to rear, matching bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, radiator, fully tiled walls, vinyl flooring.

#### Separate WC

Double glazed translucent window to rear, low level WC, half tiled walls, vinyl flooring.

### EXTERIOR

#### Gardens to Front and Rear

The latter being 73' x 34' A large sunny west facing garden mainly laid to a level lawn with established shrub boundaries to either side and across the rear, garden shed, greenhouse.

Front Garden: laid to lawn with shrub boundary.

#### Garage

Remote shutter door, power and light.

#### Driveway

Parking for 2 vehicles.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Croydon Band E.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)