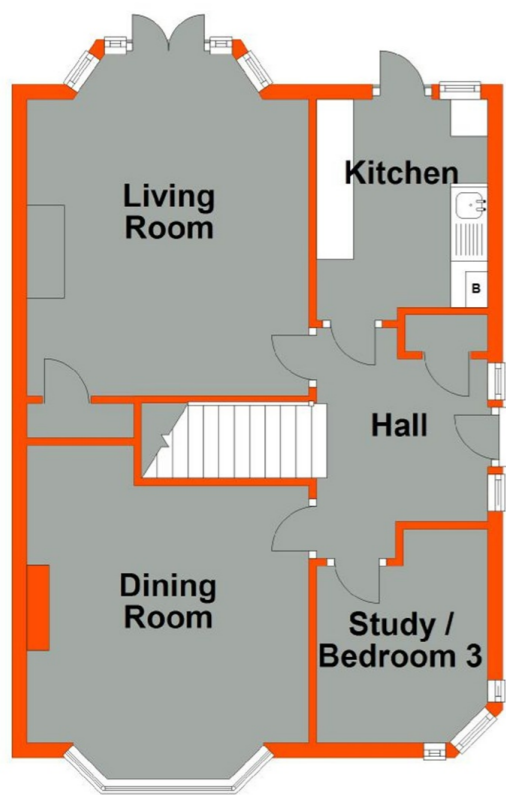




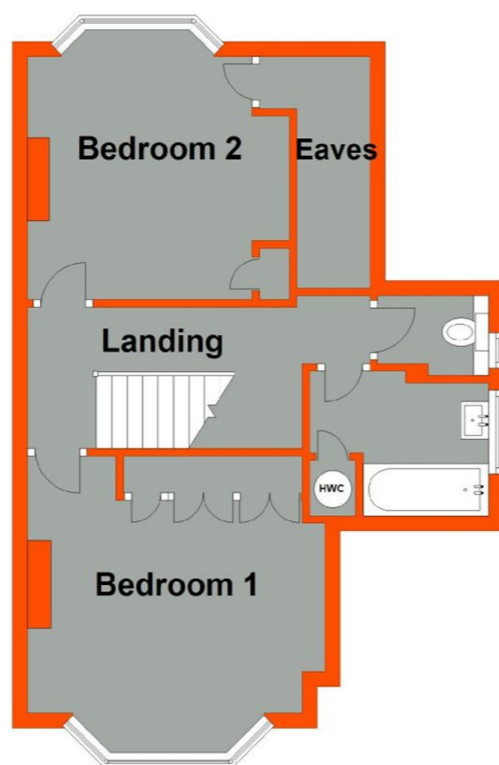
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 55.1 sq. metres (592.8 sq. feet)



First Floor
 Approx. 44.1 sq. metres (475.2 sq. feet)



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)

Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

28 Hartland Way, Shirley, Croydon, Surrey CR0 8RF

£525,000 Freehold

- 1930's Hunt Built Semi
- Large Separate Reception Rooms
- Potential To Extend.STPP
- Garage
- 3 Bedrooms
- Splendid 80' West Facing Garden
- Viewing Strongly Recommended
- Block Paved Drive for 2 Vehicles

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



28 Hartland Way, Shirley, Croydon, Surrey CR0 8RF

We are delighted to bring to the market this ever popular 'Hunt' built 3 bedroom semi detached family home with potential to extend subject to planning permission. Offering spacious living accommodation throughout and benefiting from UPVC double glazing, gas central heating and with many of the original features associated with a house of this era carefully retained. Some of the features include internal stripped doors with leaded light windows, entrance door and superb original 1930's bathroom. To the rear is a splendid mature 80' secluded garden with a sunny west facing aspect and a garage to the side with a block paved tandem double driveway.

Location

Situated on the popular south side of Shirley on a wide tree lined road. The property is just a short walk to Wickham Road with its wide variety of amenities, some of which include: local shops on Wickham Road, various schools - Benson Harris Academy (primary) Orchard Way (primary) and Orchard Park (secondary), doctors surgeries, library and various bus routes to Croydon, Beckenham, Bromley (including the Super Loop SL5 stop at Shirley Library). West Wickham town centres is nearby.



First Floor

Entrance Hall

10' 8" x 7' 11" (3.25m x 2.41m) original entrance door with leaded light diamond inset window, full length UPVC translucent double glazed windows to either side. Fitted cupboard, plate rail, laminate flooring.

Front Reception

15' x 12' 4" (4.57m x 3.76m) UPVC leaded light double glazed bay window to front, radiator, coved ceiling, picture rail, original stripped door with leaded light inset window, fitted carpet.

Rear Reception

15' 4" x 12' 6" (4.67m x 3.81m) UPVC double glazed double doors leading onto garden with UPVC double glazed windows to either side. Feature fire place with exposed brick surround and tiled hearth, coved ceiling, picture rail, original stripped door with leaded light inset window, radiator, fitted carpet.

Bedroom 3

9' 2" x 7' 6" (2.79m x 2.29m) UPVC oriel bay window, dado rail, original stripped door with leaded light inset window, radiator, fitted carpet.

Fitted Kitchen

9' 9" x 7' 5" (2.97m x 2.26m) UPVC double glazed door to garden, UPVC double glazed window to rear, comprehensive range of fitted high gloss wall and base units incorporating drawers, ample work surfaces with a tiled splash back and counter lighting. Gas cooker point, extractor hood, plumbed for washing machine and slimline dishwasher, stainless steel sink unit with mixer tap, wall mounted central heating boiler, vinyl flooring.

First Floor

Landing

access to loft, picture rail, fitted carpet.

Bedroom 1

13' 2" x 13' 6" (4.01m x 4.11m) UPVC double glazed leaded light bay window to front, radiator, coved ceiling, picture rail, inset lighting, original stripped door with leaded light inset window, radiator, fitted carpet

Bedroom 2

13' 2" x 12' 8" (4.01m x 3.86m) UPVC double glazed window to rear, original fitted cupboard leading into eaves storage, coved ceiling, picture rail, original stripped door with leaded light inset window, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent window to side, original cast iron bath with telephone style hand held shower attachment plus shower over and fitted screen. Original large rectangular pedestal wash hand basin, original half tiled walls, fitted cupboard housing hot water cylinder, original stripped door with leaded light inset window, radiator.

Separate WC

UPVC double glazed translucent window to side, concealed low level WC with original stripped door with leaded light inset window, vinyl flooring.

Outside

Front and Rear Gardens

The latter being approximately 80' x 40' (24.38m x 12.19m), a secluded mature garden with a sunny west facing aspect, flagstone patio across the rear leading down to a mainly laid to lawn level garden, mature well stocked beds, shed with power, side gate, Established front garden.

Garage

14' 9" x 7' 10" (4.50m x 2.39m), door to garden .

Tandem Block Paved Driveway

For 2 cars.

ADDITIONAL INFORMATION

Council Tax

Croydon council tax band E

