



Viewing by appointment with our Shirley Office - 020 8777 2121

1 Brookside Way, Shirley, Croydon CR0 7RR

£595,000 Freehold

- Semi Detached House

Extended to the Rear

Open Plan Kitchen

Garage Plus Driveway Parking
- 3 Bedrooms

Contemporary Living

Lawned Garden

Impressively Refurbished

1 Brookside Way, Shirley, Croydon CR0 7RR

This stunning three bedroom semi-detached 1930s family home is in great condition, bringing together spacious accommodation and the best of contemporary living. A beautifully extended home which offers a stunning open-plan kitchen/family room with bifold doors, leading to an extremely well-maintained lawned garden. A generous size living room can be found at the front of the property. Luxury bathroom, fitted wardrobes to both double bedrooms, cloakroom and neutral decoration throughout with engineered oak flooring to the ground floor. A decked area across the rear leading onto a level lawned garden with additional benefits including a single garage with driveway parking to the front. The present owner has taken much time and effort to create a splendid family home.

Location

A variety of amenities can be found nearby some of which include Tesco Express on Bywood Avenue, Arena and Elmers End tram stops, various bus routes, Monks Orchard, Marion Vian and Orchard Way Primary Schools, Orchard Park High and Eden Park High Secondary Schools, Elmers End Mainline Train Station is also nearby with services to London Bridge, Charing Cross and Cannon Street.



GROUND FLOOR

Entrance Porch

UPVC double glazed door with inset window, tiled flooring.

Entrance Hall

Original stripped entrance door with inset stained and leaded window, translucent windows to either side, understairs storage cupboard, radiator, coved ceiling, engineered oak flooring.

Cloakroom

UPVC double glazed translucent window to side, concealed low level WC, corner wash hand basin with mixer tap, fully tiled briquette walls, wall light, engineered oak flooring.

Living Room

UPVC double glazed bay window to front, recessed fireplace with oak mantel shelf above, coved ceiling, dado rail, bay radiator, fitted carpet.

Kitchen/Family Room

Bifold doors leading to garden, twin double glazed Velux windows, comprehensive selection of fitted white high gloss wall and base units incorporating pan drawers, ample quartz work surfaces with matching trim, electric hob with stainless steel extractor hood over, integrated fridge freezer, dishwasher and washing machine plus concealed central heating boiler. Central island incorporating quartz breakfast bar, work surface, inset stainless steel sink unit and mixer tap, base unit, drawers and electric oven. Fitted cupboard, fitted shelving, radiators, inset lighting, engineered oak flooring.

FIRST FLOOR

Landing

UPVC double glazed translucent window to side, access to loft, fitted carpet.

Bedroom 1

UPVC double glazed bay window to front, fitted wardrobes to one wall incorporating locker cupboards and drawers, bay radiator, coved ceiling, fitted carpet.

Bedroom 2

UPVC double glazed window to rear, fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 3

UPVC double glazed window to front, coved ceiling, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising tiled panelled bath, rectangular pedestal wash hand basin with mirror fronted cabinet over, low level WC, large walk-in rainfall shower plus hand held shower attachment, fitted glass screen, heated towel rail, recessed shelving, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' to 45', large decked area across the rear with exterior lighting leading onto a level lawned garden with established shrubs to one side, garden shed, door to garage, side entrance.

Block Paved Driveway

For one vehicle, shared driveway leading to:

Single Garage

Up and over door, power and light supplied.

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
checker.ofcom.org.uk/en-gb/mobile-coverage