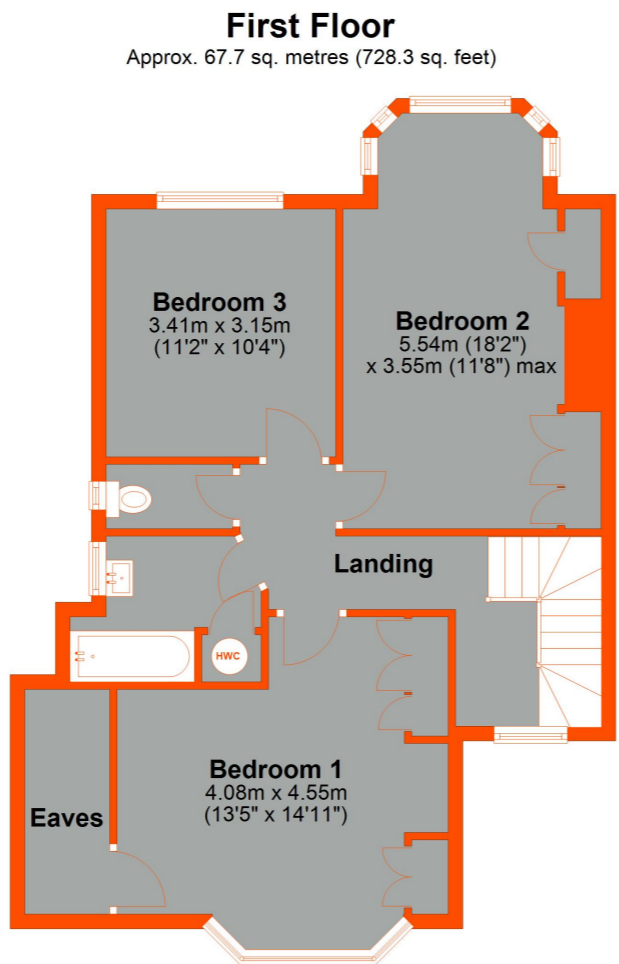
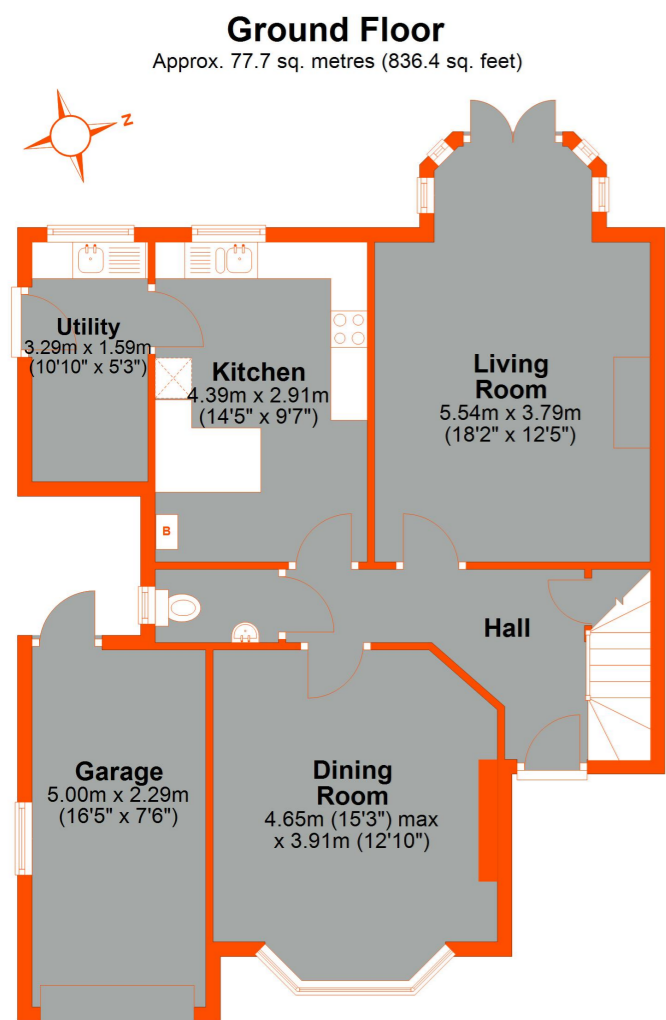




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		57
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		57
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 145.4 sq. metres (1564.7 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

32 Eversley Way, Shirley, Croydon, Surrey CR0 8QR  
**£630,000 Freehold**

- CHAIN FREE
- South Side of Shirley
- Kitchen/Breakfast Room & Utility.
- 73' Garden
- 3 Double Bedroom Semi
- 2 Reception Rooms
- Garage and Drive
- Double Glazing and Central Heating

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 fee 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](http://www.proctors.london)



## 32 Eversley Way, Shirley, Croydon, Surrey CR0 8QR

CHAIN FREE Spacious 3 double bedroom 1930s semi-detached house set in an extremely popular road on the south side of Shirley. Large lounge, dining room, fitted kitchen/breakfast room, utility room, bathroom, separate WC, ground floor cloakroom, 73' garden, integral garage and drive, double glazing and central heating. A Gower 'D' style home, one of the larger styles locally. The property is in need of some refurbishment but will soon make an ideal family home.

### Location

Situated on the popular south side of Shirley, walking distance from both primary and secondary schools, bus routes, parkland and local shops on Wickham Road. West Wickham centre with its shops and leisure facilities and mainline station, with a fast and frequent service to central London and beyond, is close at hand.



### GROUND FLOOR

#### Entrance Hall

Understairs storage cupboard, radiator, doors to:

#### Dining Room

Double glazed leaded light bay window to front, 2 radiators, picture rail, fitted carpet

#### Lounge

Double glazed bay window and double doors to rear overlooking and opening onto the garden, electric fire with marble base, radiator, picture rail, fitted carpet.

#### Cloakroom

Matching suite comprising low flush WC and wash hand basin, ceramic tiled walls, double glazed window to side.

#### Kitchen/Breakfast Room

Double glazed window to rear overlooking the garden, glazed door to side, fitted kitchen with double bowl stainless steel sink unit set within an extensive range of work tops and breakfast bar, wall/base units and drawers, fitted double oven, hob, dishwasher and fridge, radiator, ceramic tiled walls.

#### Utility Room

Double glazed window to rear overlooking the garden, double glazed door to side, single drainer stainless steel sink unit with mixer taps, worktop, base units and drawers, plumbed for washing machine

### FIRST FLOOR

#### Landing

Double glazed leaded light window to front, doors to:



#### Bedroom 1

Double glazed leaded light bay window to front, extensive fitted wardrobes, access to eaves storage, fitted carpet.

#### Bedroom 2

Double glazed windows to rear overlooking the garden, fitted wardrobes, radiator, fitted carpet.

#### Bedroom 3

Double glazed window to rear overlooking the garden, radiator, loft access, fitted carpet.

#### Bathroom

Double glazed window to side, Matching suite comprising panelled bath with mixer tap and shower unit, pedestal wash hand basin, cupboard housing lagged hot water cylinder, radiator, wall mounted mirrored vanity unit, ceramic tiled walls.

#### Separate WC

Double glazed window to side, low flush WC, ceramic tiled walls

### EXTERIOR

#### Garden

Approximately 73', a lovely garden laid to a paved patio leading to a large formal lawn with ornamental pond, well stocked flower beds to sides and rear, wooden tool shed, side access.

#### Garage

Up and over door to front leading to driveway, power, light and rear access to the garden

#### Driveway

Parking for 2 vehicles

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Croydon band F

