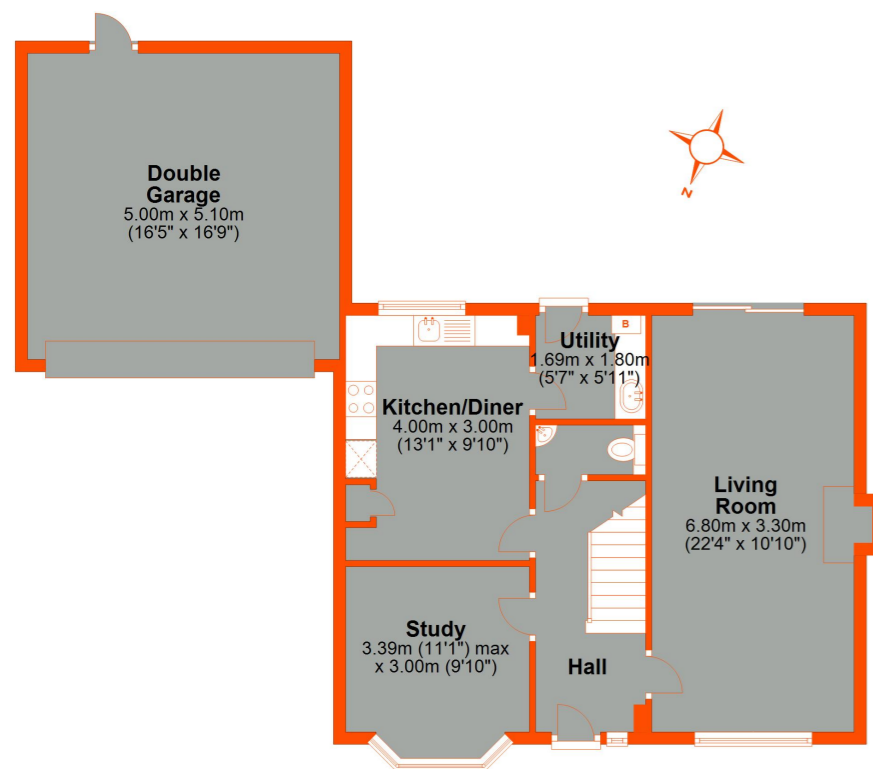


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



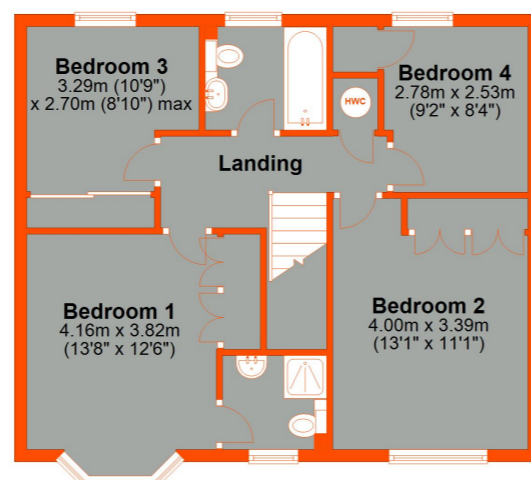
Ground Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

4 Primrose Lane, Shirley Oaks Village, Croydon, Surrey CR0 8YR

£680,000 Freehold

- 4 Bedroom Detached House
- En Suite to Master Bedroom
- Utility Room
- Popular Location
- 2 Separate Reception Rooms
- Double Garage and Drive
- Fitted Kitchen/Breakfast Room
- South Facing Garden

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 MAP Limited 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 Rent4sure Limited 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



4 Primrose Lane, Shirley Oaks Village, Croydon, Surrey CR0 8YR

Extremely spacious 4 bedroom detached, double fronted, family home with 2 reception rooms, recently installed grey high gloss fitted kitchen, separate utility room, en suite to master bedroom, and a large level laid to lawn south facing garden, double garage to the side plus driveway parking

Location

Situated at the beginning of Shirley Oaks Village with a wide selection of amenities close by. These include various bus routes and shops on Wickham Road plus 367 bus route which runs around the development, St John's Primary School, Coloma and Trinity Schools. East Croydon Station is also a short journey away.



GROUND FLOOR

Canopied Entrance Porch

With exterior lighting.

Entrance Hall

UPVC double glazed entrance door with twin inset windows, UPVC double glazed full length translucent window to side, understairs storage cupboard.

Cloakroom

Low level WC, corner wash hand basin with tiled splashback, radiator, vinyl grey wood effect flooring.

Reception Room One

UPVC double glazed leaded light window to front, UPVC double glazed leaded light sliding doors to rear, feature living flame gas fire with marble surround and hearth with ornate mantle over, radiators, coved ceiling, dado rail, grey wood effect vinyl flooring.

Reception Room Two

UPVC double glazed leaded light bay window to front, radiator, coved ceiling, grey wood effect vinyl flooring.

Kitchen/Breakfast Room

UPVC double glazed leaded light window to rear, comprehensive selection of fitted grey high gloss wall and base units incorporating ample work surfaces with a glass splashback and counter lighting, stainless steel sink unit, stainless steel gas hob with extractor hood over, stainless steel electric double oven, fridge freezer, space for microwave and plumbed for dishwasher, inset lighting, radiator, grey plank style vinyl flooring.

Utility Room

UPVC half glazed leaded light stable door to garden, selection of grey high gloss wall and base units incorporating circular stainless steel sink unit, drawers, ample work surfaces, plumbed for washing machine, wall mounted central heating boiler, grey plank style vinyl flooring.

FIRST FLOOR

Landing

Access to loft, fitted carpet, fitted storage/airing cupboard

Bedroom One

UPVC double glazed leaded light bay window to front, fitted wardrobe, radiator, coved ceiling, fitted carpet.

En Suite Shower Room

UPVC double glazed leaded light translucent window to front, glass fronted corner shower unit, wash hand basin set to vanity unit, concealed low level WC, half tiled walls extending to fully tiled around shower, mirror fronted bathroom cabinet, fitted mirror with light over incorporating shaver socket, plank style flooring

Bedroom Two

UPVC double glazed leaded light window to front, fitted wardrobe, radiator, fitted carpet.

Bedroom Three

UPVC double glazed leaded light window to rear, fitted wardrobe, radiator, fitted carpet.

Bedroom Four

UPVC double glazed leaded light window to rear, radiator, fitted carpet.

Family Bathroom

UPVC double glazed leaded light translucent window to front, matching white bathroom suite comprising panelled bath with shower attachment, wash hand basin set to vanity unit, low level WC, fitted mirror with light above incorporating shaver socket, mirror fronted corner bathroom cabinet, half tiled walls extending to fully tiled around bath and shower area, heated towel rail, vinyl flooring.

EXTERIOR

Double Garage

With remote electric door, light and power supply.

Front and Rear Garden

The latter being approx. 60' x 35', a particular feature of the property. Patio area across the rear leading onto a large lawned garden with established shrubs surrounding, sunny south facing aspect, side entrance, door to garage.

The front garden is lawned to either side of entrance door with flower bed bordering.

Driveway

Parking for 2 vehicles

CROYDON COUNCIL TAX BAND F

