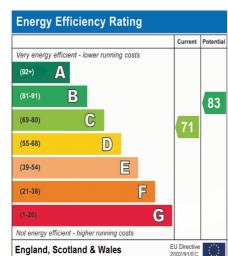
Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london

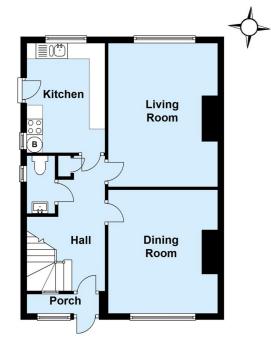






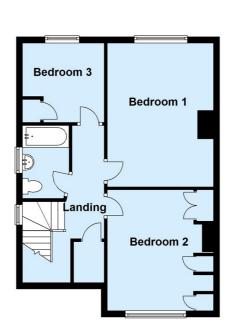
Ground Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using The Mobile Agent.

Disdaimer: 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.



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Viewing by appointment with our Shirley Office - 020 8777 2121

4 Farm Lane, Shirley, Croydon CR0 8AQ

£575,000 Freehold

- CHAIN FREE
- 2 Separate Receptions
- West Facing Rear Garden
- Fitted Kitchen

- 3 Bedroom Semi-Detached House
- South Side of Shirley
- Double Glazing and Central Heating
- Garage and Off Street Parking

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shirley@proctors.london





4 Farm Lane, Shirley, Croydon CR0 8AQ

CHAIN FREE 3 bedroom semi-detached house, set on the South side of Shirley in an extremely popular cul de sac with access to Millers Pond parkland. 3 bedrooms, lounge, dining room, bathroom, fitted kitchen, cloakroom, west facing garden, detached garage and drive, double glazing and central heating. Ideal family home.

Location

Ideally placed on the south side of Shirley close to bus routes, parkland, primary & secondary schools and local shops on Wickham Road. Both Croydon and West Wickham centres are a short drive away with their shops, sports & leisure facilities, mainline stations with fast and frequent services to Central London and beyond.









GROUND FLOOR

Glazed Entrance Porch

Entrance Hall

Radiator, understairs storage cupboard, doors

Cloakroom

low level WC and wash hand basin

Lounge

14' 9" x 11' 7" (4.50m x 3.53m) double glazed patio doors to rear overlooking the garden, two radiators.

Dining Room

12' 4" x 10' 5" (3.76m x 3.18m) double glazed windows with leaded light inserts, two radiators, fitted wall mounted storage cupboards.

Kitchen

11' 4" x 8' 3" (3.45m x 2.51m) fitted kitchen, stainless steel sink with mixer tap, extensive range of fitted worktops, wall/base units and drawers, fitted gas hob, oven and cooker hood, Integrated washing machine, dishwasher and fridge/freezer, central heating boiler, radiator, part ceramic tiled walls, double glazed windows, double glazed door to side.

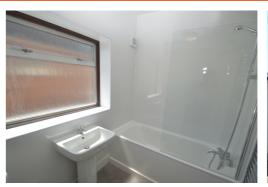
FIRST FLOOR

Landing

Double glazed window to side, built-in storage cupboard with radiator, loft access.

Bedroom 1

15' 1" x 11' 5" (4.60m x 3.48m) double glazed windows to rear, radiator.



Bedroom 2

12' 8" x 10' 4" (3.86m x 3.15m) double glazed windows with leaded light inserts to front, fitted wardrobe and storage cupboards, radiator.

Bedroom 3

9' 2" x 8' 7" (2.79m x 2.62m) double glazed window to rear, radiator, built-in airing cupboard.

Bathroom

Double glazed window to side, matching white suite comprising panelled bath with shower attachment and fitted screen, pedestal wash hand basin, low level WC, heated towel rail, vinyl flooring.

OUTSIDE

Garden

Patio across the rear, laid to formal lawn with mature flower beds, trees and shrubs.

Detached Garage

with up and over door to front, door to

Own Drive

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



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