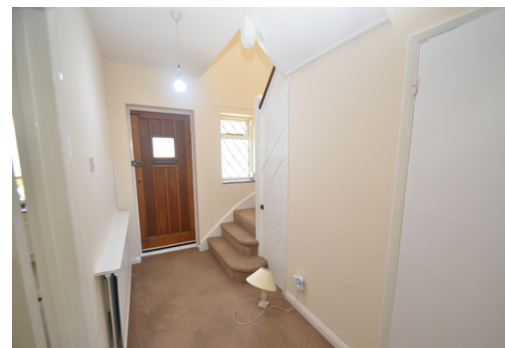


4 Farm Lane, Shirley, Croydon CR0 8AQ

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 to:

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 garden.

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