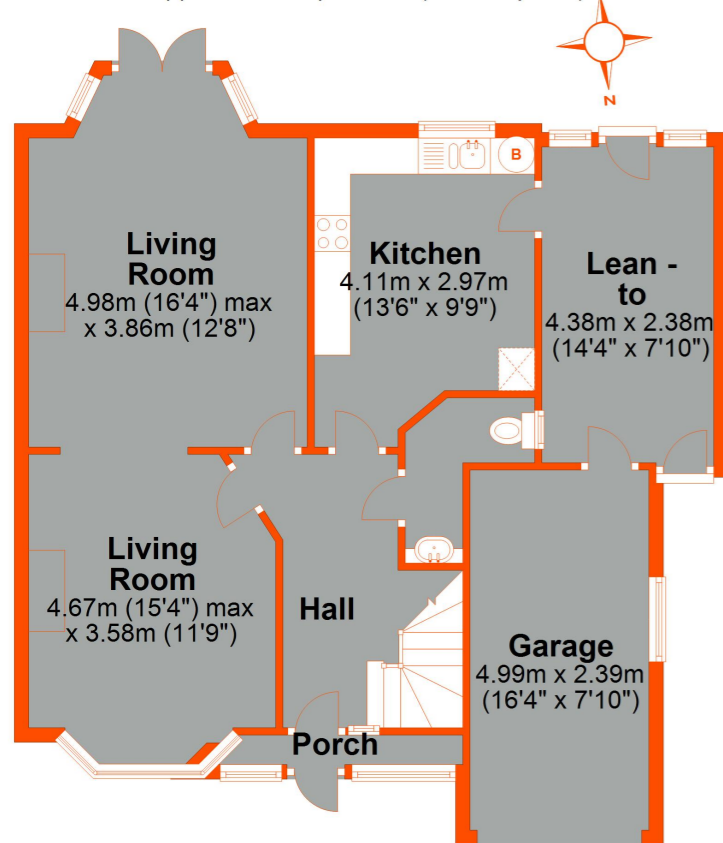


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



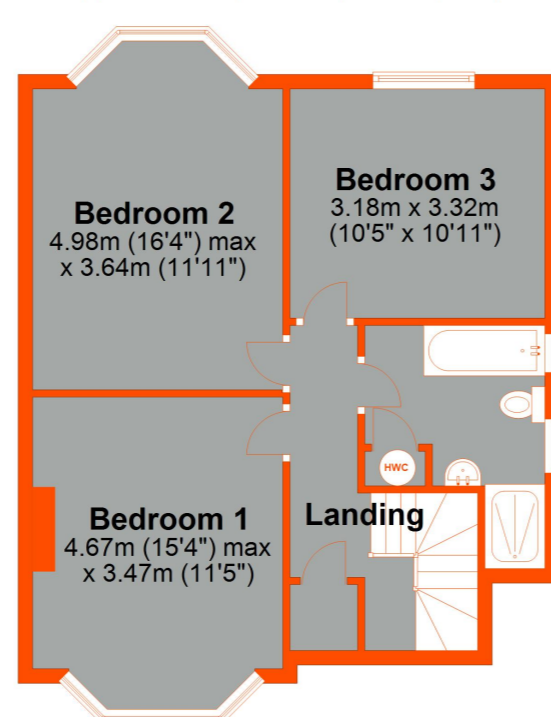
Ground Floor

Approx. 81.3 sq. metres (875.5 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 137.2 sq. metres (1476.9 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

34 Lime Tree Grove, Shirley, Croydon, Surrey CR0 8AU

£665,000 Freehold

- 3 Double Bedrooms
- Kitchen Breakfast Room
- Popular Gower C Semi
- 100' South Facing Garden
- Spacious Through Lounge
- Driveway Parking
- South Side of Shirley
- Opportunity to Extend (STPP)

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 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



34 Lime Tree Grove, Shirley, Croydon, Surrey CR0 8AU

Situated on the south side of Shirley amongst properties of a similar age and style. This popular 3 bedroom Gower C semi-detached family home offers spacious living accommodation throughout with the advantage of 100' south facing garden, 3 double bedrooms, 2 large adjoining reception rooms creating an impressive through lounge with wood burners in both rooms, bathroom with separate shower cubicle. There is also an opportunity to extend to the side and rear of the property subject to the regular planning permission being granted from Croydon Council. To the front is driveway parking for two vehicles.

Location

Situated on the south side of Shirley with a variety of amenities nearby. These include various bus routes and shops along Wickham Road, St, John's and Harris Primary Academy Benson Schools and Orchard Park High, Shirley High, and Coloma Secondary Schools. East Croydon Station is just a short drive away, and West Wickham High Street is nearby with its ever popular selection of shops, restaurants and cafes.



GROUND FLOOR

Entrance Porch

UPVC porch with quarry tiled floor

Entrance Hall

Original hardwood entrance door with hexagon inset window, original stained and leaded light translucent window to front, understairs storage cupboard, picture rail, radiator, fitted carpet,

Cloakroom

UPVC double glazed translucent window to side, low level WC, wash hand basin set to vanity unit with tiled splashback, wall mounted mirror fronted bathroom cabinet, radiator.

Through Lounge

UPVC double glazed bay window to front, UPVC double glazed bay double doors to rear with double glazed windows to either side, wood burners set to both fire places with ornamental mantel and hearth, coved ceiling, radiators, fitted carpet.

Fitted Kitchen/Breakfast Room

UPVC double glazed window to rear, comprehensive selection of fitted wall and base units incorporating display cabinets, tiled splashback, inset sink unit with mixer tap, ample work surfaces, gas hob with extractor hood over, eye level electric oven and grill, space for American-style fridge/freezer, plumbing and space for dishwasher and washing machine, wall mounted central heating boiler, quarry tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed leaded light window to side, large storage cupboard, fitted carpet.

Bedroom 1

UPVC double glazed multipaned bay window to rear, radiator, picture rail, fitted carpet.

Bedroom 2

UPVC double glazed bay window to front, radiator, picture rail, fitted carpet.

Bedroom 3

UPVC double glazed window to rear, access to loft, picture rail, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent windows to side, matching bathroom suite comprising panelled bath with hand held shower attachment, low level WC, pedestal wash hand basin with mirror fronted bathroom cabinet above, separate shower cubicle, radiator, half tiled walls, linen cupboard housing hot water cylinder.

EXTERIOR

Gardens to Front and Rear

The latter being approximately 100', a particular feature of the property, an extremely secluded well stocked established garden with large level lawn enjoying a sunny south facing aspect.

Garage

Light and power supply.

Driveway

Parking for two vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band F