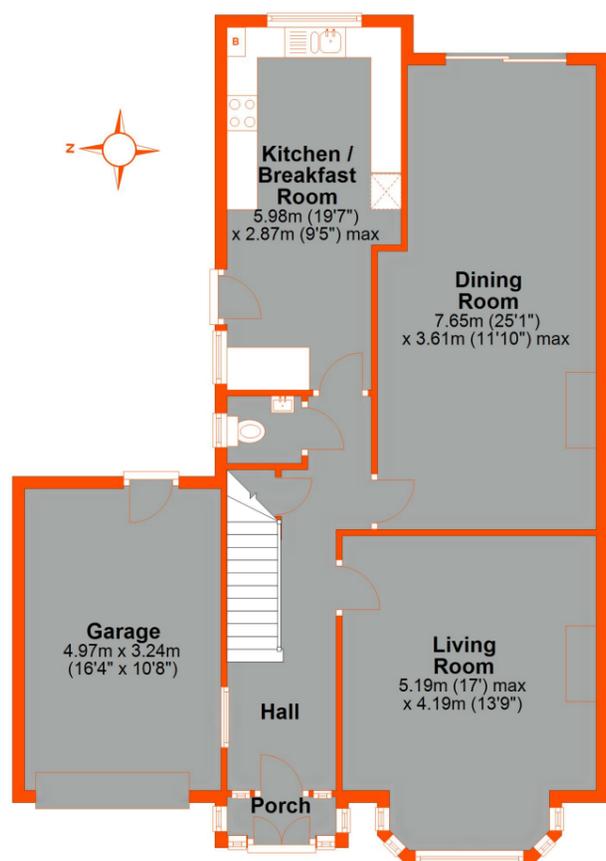


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 95.1 sq. metres (1023.2 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



Total area: approx. 164.0 sq. metres (1764.8 sq. feet)

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

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



Viewing by appointment with our Shirley Office - 020 8777 2121

137 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SQ

£825,000 Freehold

- 🔴 CHAIN FREE
- 🔴 4 Bedrooms
- 🔴 Kitchen/Breakfast Room
- 🔴 Extended to the Rear
- 🔴 Spacious Semi-Detached House
- 🔴 2 Additional Reception Rooms
- 🔴 Garage Plus Driveway
- 🔴 Popular Location

137 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SQ

CHAIN FREE A 4 bedroom semi-detached family home built in the 1920s which boasts flexible living accommodation throughout with 2 separate reception rooms (the rear reception room being extended) and a kitchen/breakfast room leading onto a well-stocked garden. Many properties within the road have taken the opportunity to extend to the side, subject to acquiring the relevant planning permission. Benefits also to note include garage plus driveway and pleasant front views across a central lawn. To the rear is an extremely well established garden.

Location

Situated on an attractive tree lined road, opposite a large central green towards the top of Shirley Avenue with a wide variety of amenities close by. These include local shops on both Wickham Road and Shirley Road, various schools which include St, John's, Coloma, Trinity and Royal Russell. Various bus routes can be found nearby with excellent links to East Croydon Station with services to London Bridge, Charing Cross, Cannon Street and Gatwick. West Wickham High Street is a short drive away with its ever popular selection of shops, restaurants and cafes.



GROUND FLOOR

Entrance Porch

UPVC double glazed leaded light porch.

Entrance Hall

Hardwood entrance door with inset window, leaded light translucent windows to either side, double glazed window to side, understairs storage cupboard, radiator, picture rail, engineered wood flooring.

Cloakroom

Double glazed translucent window to side, low level WC, wall mounted wash hand basin with tiled splashback, radiator, engineered wood flooring.

Living Room

Double glazed leaded light bay window to front, feature fireplace with marble hearth and surround, ornate mantel over, picture rail, radiator, engineered wood flooring.

Dining Room

Double glazed sliding doors to garden, feature fireplace with marble hearth and surround, ornate mantel over, picture rail, radiators, fitted carpet.

Fitted Kitchen/Breakfast Room

Double glazed door to side, double glazed window to rear, comprehensive selection of fitted wall and base units incorporating ceramic sink with mixer tap, ample work surfaces with a tiled splashback, gas hob with extractor over, eye level stainless steel electric oven, recess for fridge freezer, plumbed for washing machine, wall mounted central heating boiler, plank style flooring.



FIRST FLOOR

Landing

Double glazed translucent window to side, access to loft, linen cupboard housing hot water cylinder, radiator, fitted carpet.

Bedroom 1

Double glazed leaded light bay window to front, mirror fronted wardrobes to one wall, coved ceiling, radiator, fitted carpet.

Bedroom 2

Double glazed window to rear, picture rail, radiator, fitted carpet.

Bedroom 3

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Bedroom 4

Double glazed leaded light bay window to front, radiator, fitted carpet.

Bathroom

Double glazed translucent window to side, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, pedestal wash hand basin with tiled splashback, mirror fronted bathroom cabinet, low level WC, radiator, dado rail,

EXTERIOR

Rear Garden

Approximately 80', patio to the side and across the rear leading onto a mainly laid to level lawn with established shrubs to either side, ornate garden pond, summer house, garden shed, side entrance, exterior lighting, door to garage, outside tap.



Garage

Up and over door, power and light supply.

Driveway

For 2 vehicles, lawned to one side.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band F.

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

