



44 Bushey Road, Shirley, Croydon, Surrey CR0 8EU

CHAIN FREE A wonderful 5 bedroom, 4 bathroom (including one in Summer House) family home with driveway parking for 3 to 4 cars. The extended accommodation offered by this superb semi-detached family home cannot fail to impress. Further features of the property to mention include a study, spacious living room, fitted kitchen/family room with tasteful decoration throughout, a large self-contained Summer House with studio bedroom, kitchen and shower room and a Games room across the rear of the garden.

Location

Situated on a popular wide tree-lined road with a variety of amenities all within walking distance. These include the ever popular West Wickham High Street with its range of shops and restaurants, West Wickham Station with services to London Bridge, Cannon Street and Charing Cross, various bus routes which run along Wickham Road plus a selection of both primary and secondary schools, some of which include Unicorn, Langley and Oak Lodge Primary schools and Langley Girls and Langley Boys secondary schools.



GROUND FLOOR

Enclosed Entrance Porch

With wall mounted electric heater, tiled flooring.

Entrance Hall

Original entrance door with inset leaded light windows, full length leaded light windows to either side, panel radiator, coved ceiling, tiled flooring.

Cloakroom

UPVC double glazed opaque window to side, low level WC, wash hand basin with tiled splashback, radiator, tiled flooring.

Utility Room

UPVC double glazed translucent window to side, plumbing and space for washing machine and tumble dryer, selection of fitted wall and base units with work surfaces over, wall mounted central heating boiler, fully tiled, tiled flooring.

Study

UPVC double glazed leaded light dual aspect windows with fitted shutters, coved ceiling, picture rail, radiator, tiled flooring.

Living Room

UPVC double glazed leaded light window to front with fitted shutters, cast iron fireplace with marble hearth and ornate mantel over, coved ceiling, picture rail, wall light, oak flooring.

Fitted Kitchen/Family Room

UPVC double glazed sliding doors to garden with UPVC double glazed windows to rear, 2 large lantern windows, comprehensive selection of matt cream wall and base units incorporating glass fronted display cabinets, Butler sink unit to granite work surfaces with matching trim, counter lighting, range style stove with extractor over, integrated dishwasher, microwave and wine chiller, space for American style fridge/freezer, inset lighting, tiled flooring, ornate fireplace with tiled surround, granite hearth and timber mantel, fitted cupboards to either side of chimney breast, radiator, coved ceiling, picture rail, oak flooring.

Dining Room

UPVC double glazed leaded light dual aspect windows with fitted shutters, oak display cabinet, tiled flooring.

SUMMER HOUSE

Fitted Kitchen

UPVC entrance door, double glazed casement window to side, full selection of fitted white wall and base units incorporating drawers, stainless steel sink unit with mixer tap, ample work surfaces with tiled splashback, electric hob with extractor

hood over, electric oven, inset lighting, tiled flooring.

Lobby

Shower Room

UPVC double glazed translucent window to front, large shower cubicle, wash hand basin set to vanity unit with fitted mirror, low level WC, fully tiled briquette tiling, heated towel rail, tiled flooring.

Studio Room

UPVC double glazed sliding doors to garden, UPVC double glazed windows to front, inset lighting, wall lights tiled flooring.

FIRST FLOOR

Landing

Triple glazed roof light, fitted corner cupboard, inset lighting, coved ceiling, picture rail, radiator.

Bedroom 1

UPVC double glazed leaded light bay window to front, fitted shutters, fitted wardrobes, feature cast iron fireplace with a tiled inset and marble hearth, coved ceiling, picture rail, radiators, fitted carpet.

En Suite

UPVC double glazed translucent window to side, shower cubicle, low level WC and wash hand basin set to vanity unit, wall mounted bathroom cabinet, fitted mirror with integrated lighting above hand basin, briquette style tiling to three walls and shower cubicle, heated towel rail, tiled flooring.

Bedroom 2

UPVC double glazed casement window to rear with fitted shutters, fitted wardrobes to one wall with inset lighting, coved ceiling, picture rail, radiator, fitted carpet.

Bedroom 3

UPVC double glazed leaded light window to side with fitted shutter, fitted wardrobes, coved ceiling, picture rail, radiator, fitted carpet.

Family Bathroom

Double glazed opaque window to side with fitted shutters, roll top bath with hand held shower attachment, wash hand basin set to vanity unit with mirror fronted bathroom cabinet over, enclosed shower cubicle, briquette tiling, coved ceiling, inset lighting, heated towel rail, tiled flooring.

SECOND FLOOR

Landing

Triple glazed roof light, fitted carpet.

Bedroom 4

Triple glazed roof light, radiator, fitted wardrobes, eaves storage cupboards, fitted carpet.

En Suite

Double glazed dual aspect opaque windows, corner bath with shower over, pedestal wash hand basin with mirror fronted bathroom cabinet over, enclosed low level WC, eaves storage, part tiled walls extending to fully tiled around hand basin and bath, heated towel rail, inset lighting, tiled flooring.

Bedroom 5

Triple glazed roof light, twin double glazed Velux windows to front, fitted wardrobes, eaves storage cupboards, radiator, inset lighting, fitted carpet.

EXTERIOR

Rear Garden

Approximately 90' to 100', a particular feature of the property, pergola across the rear of the property leading onto a block paved terrace with steps down to a large level lawn, established well stocked beds to either side, garden store, side entrance.

Games Room

Composite folding doors leading onto a large composite decked terrace, triple glazed roof lights, UPVC double glazed window, fitted bar area, inset lighting, hardwood flooring, side store with bifold doors.
Door to:

Cloakroom

UPVC double glazed opaque window, low level WC, wash hand basin with splashback tiling, inset lighting, tiled flooring, extractor fan.

Driveway

A large block paved gated driveway for 3 to 4 vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon borough 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