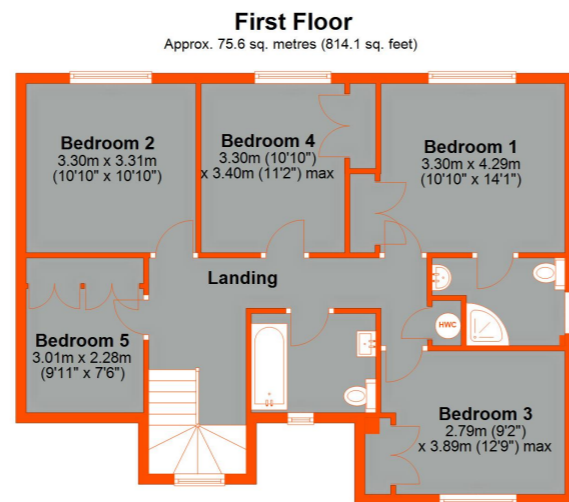
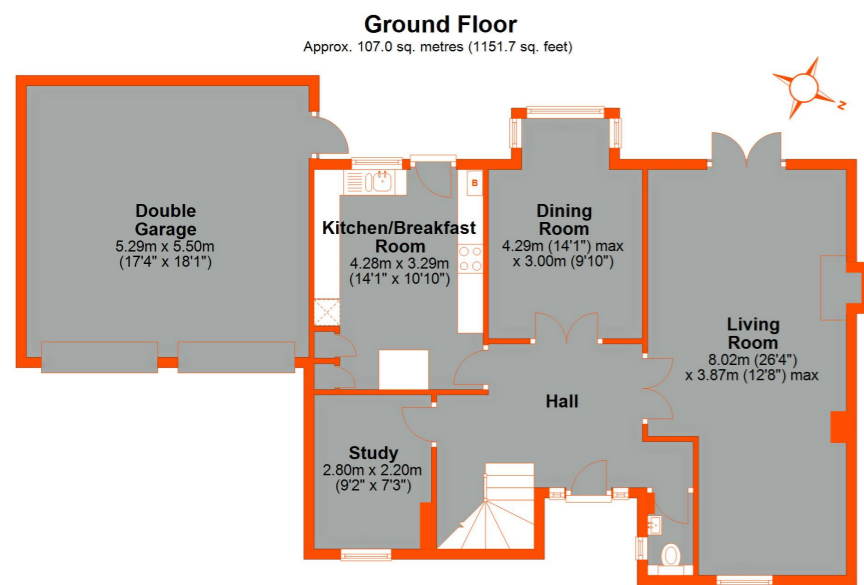




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 182.6 sq. metres (1965.8 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

20 Postmill Close, Shirley, Croydon, Surrey CR0 5DY

£965,000 Freehold

- 5 Bedroom Detached House
- En Suite Shower Room
- Fitted Kitchen
- Double Glazing & Central Heating
- 3 Reception Rooms
- Family Bathroom & Ground Floor Cloakroom
- Double Garage and Drive
- An Exclusive Cul De Sac

20 Postmill Close, Shirley, Croydon, Surrey CR0 5DY

A 5 bedroom detached house set in an exclusive cul de sac of similar properties and the Shirley Windmill. The property enjoys one of the best locations within the development backing onto woodland that leads onto an open golf course. Along with the 5 bedrooms, there are an en suite to the master bedroom, a family bathroom and ground floor cloakroom, large reception room, dining room, study, fully fitted kitchen, double garage and drive, lovely rear garden with sylvan wooded area, double glazing and central heating.

Location

A great location close to both state and private primary and secondary schools, local shops on Shirley and Wickham Road, bus routes to East Croydon Station with a fast and frequent service to central London and beyond, Coombe Lane and Lloyd Park tram stops and Shirley Hills parkland. Croydon, Addiscombe and West Wickham shopping centres, sports and leisure facilities are a short drive away.



GROUND FLOOR

Entrance Hall

Polished parquet flooring, understairs storage cupboard, doors to:

Cloakroom

Matching white suite comprising concealed flush WC, wash hand basin set in a vanity unit, mirror fronted vanity units, heated towel rail, part ceramic tiled walls, ceramic tiled flooring, radiator.

Study

Double glazed window to front, radiator, fitted carpet.

Kitchen

Double glazed windows and half glazed door to rear opening onto and overlooking the garden, a fitted John Lewis kitchen with double bowl sink unit with mixer taps set in an extensive matching range of worktops, wall, base units and drawers, breakfast bar and glazed glass cabinet, fitted gas hob, electric double oven, integrated fridge, dishwasher and washing machine, ceramic tiled splashbacks and flooring.

Dining Room

Double glazed deep bay window to rear overlooking the garden, radiator, fitted carpet.

Reception Room

Double glazed windows to front, double glazed doors to rear opening onto and overlooking the garden, real flame gas fire, surround and mantel, three radiators.



FIRST FLOOR

Landing

Arched double glazed window to front, built-in airing cupboard housing lagged hot water cylinder, loft access, doors to:

Master Bedroom

Double glazed windows to rear, built-in wardrobes, radiator, fitted carpet.

En Suite Shower Room

Matching white suite comprising tiled shower cubicle, wash hand basin set in a vanity unit, low flush WC, mirror fronted vanity unit, ceramic tiled walls and flooring, double glazed window to side.

Bedroom 2

Double glazed window to front, built-in wardrobes, fitted carpet, radiator.

Bedroom 3

Double glazed window to rear, built-in wardrobes, radiator, fitted carpet.

Bedroom 4

Double glazed window to front, built-in wardrobe, radiator, fitted carpet.

Bedroom 5

Double glazed window to front, built-in wardrobes, radiator, fitted carpet.

Family Bathroom

Matching white suite comprising panelled bath with mixer tap, shower unit and glass screen, wash hand basin set in a vanity unit, concealed flush WC, heated towel rail, mirror front vanity unit, ceramic tiled walls and flooring, double glazed window to rear.



EXTERIOR

Rear Garden

A beautiful 75' garden laid to paved patio leading to a central lawn surrounded by well stocked flower beds leading onto a rear sylvan wooded area, lean-to, greenhouse, side access.

Double Garage

Two up and over doors to front leading onto drive, power and light, water softener, fitted work bench and storage cupboard, loft style storage.

ADDITIONAL INFORMATION

Council Tax

Croydon Council band G

