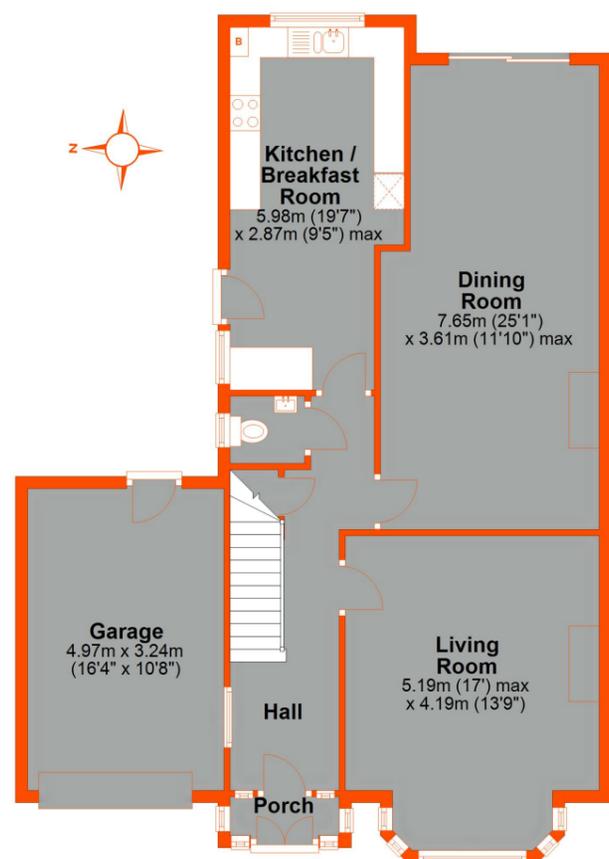




| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 56                      | 70        |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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**

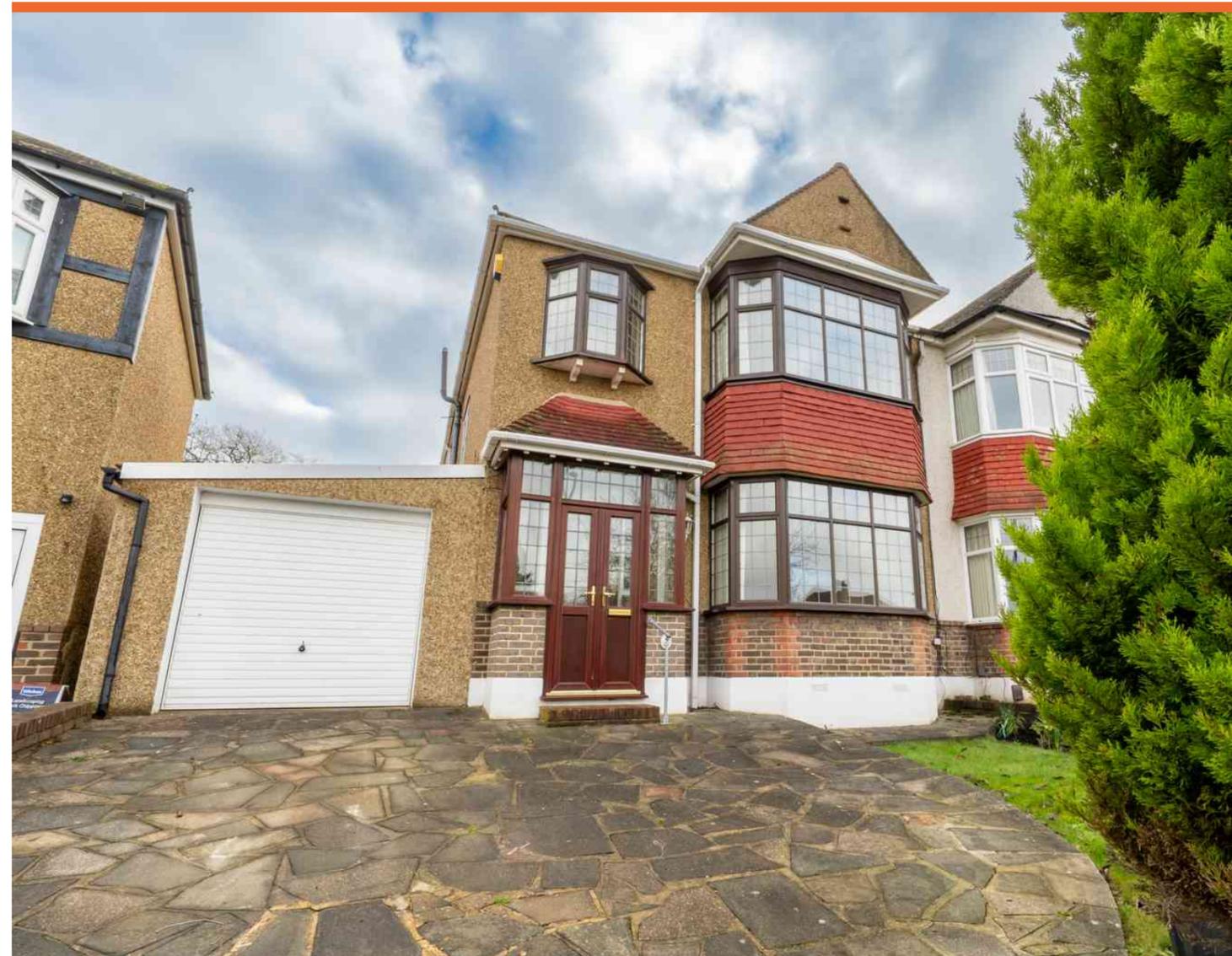
Approx. 68.9 sq. metres (741.6 sq. feet)



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.  
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Viewing by appointment with our Shirley Office - 020 8777 2121

**£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

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.

