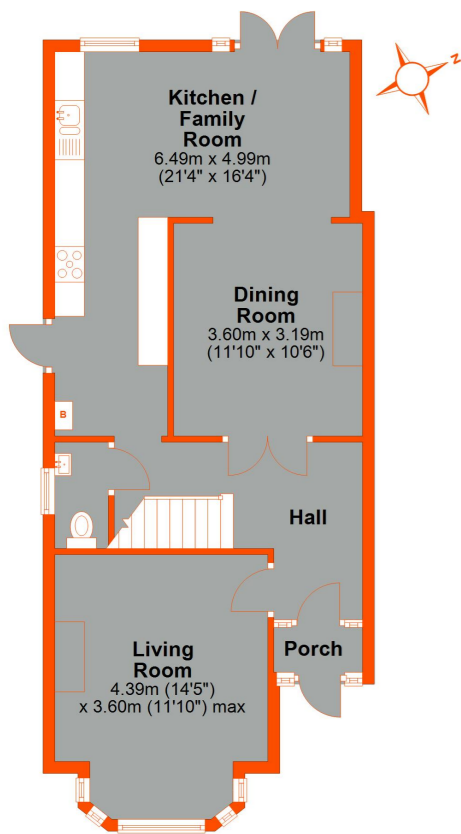


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



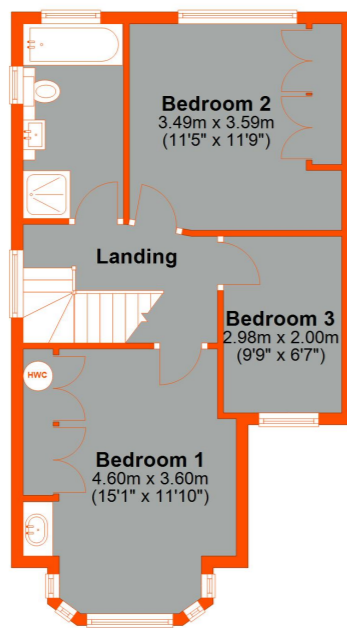
Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



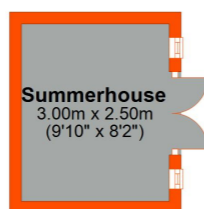
First Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



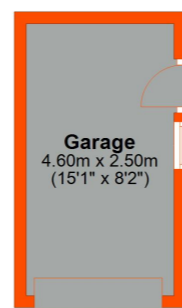
Outbuilding

Approx. 7.5 sq. metres (80.5 sq. feet)



Outbuilding

Approx. 11.5 sq. metres (123.6 sq. feet)



Total area: approx. 126.9 sq. metres (1365.6 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

55 Tower View, Shirley, Croydon, Surrey CR0 7PY

£625,000 Freehold

- Extended Halls Adjoining Semi
- Open Plan Living with Separate Front Room
- Cul de Sac
- 80' Garden with Lawn and Patio Areas
- 3 Bedrooms
- Spacious Accommodation
- Garage
- Electric Vehicle Charging Point

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



55 Tower View, Shirley, Croydon, Surrey CR0 7PY

An impressive 1930s halls adjoining family home, which has been tastefully extended across the rear creating spacious open plan living accommodation with the advantage of a separate living room to the front. Additional features of the property to mention include 3 bedrooms (2 with fitted wardrobes), fitted modern kitchen, contemporary bathroom, ground floor cloakroom and neutral decoration throughout. To the rear is a very well maintained level garden which is secluded and enjoys a very sunny west facing aspect plus garage to the side and driveway parking for 3 - 4 vehicles, electric vehicle charging point.

Location

Situated within an extremely quiet cul de sac with 1930s houses of a similar style surrounding. A wide variety of amenities can be found locally, some of which include local shops, 367 bus stop in Orchard Avenue, various bus routes on Wickham Road, Parkfield Recreation Ground, Orchard Way Primary School, and Orchard Park High Secondary school. East Croydon Station is a short journey away with access to both London Bridge and Victoria. West Wickham High Street is nearby with its selection of ever popular shops, cafes and restaurants.



GROUND FLOOR

Entrance Porch

UPVC multi-paned double glazed.

Entrance Hall

Original entrance door with inset window, original leaded light double glazed window above, radiator, understairs storage cupboard, coved ceiling, fitted carpet, double multi-paned doors to dining room.

Cloakroom

UPVC double glazed translucent window to side, pedestal wash hand basin with tiled splash back, low level WC, original stripped door.

Front Reception Room

UPVC double glazed leaded light bay window to front, feature living flame fire with marble surround and ornate mantel, coved ceiling, picture and dado rails, radiator, wired for wall lights, fitted carpet.

OPEN PLAN AREA

Dining Room

Recessed fireplace, picture rail, radiator, coved ceiling, fitted carpet, leading to:

Fitted Kitchen/Family Room

Large UPVC double glazed doors to garden, UPVC double glazed window to rear, radiator, inset lighting, coved ceiling, fitted carpet.



Fitted Kitchen

UPVC double glazed translucent door to side, comprehensive selection of fitted wall and base unit incorporating drawers, ample work surfaces with a tiled splashback and counter lighting, single stainless steel sink unit with mixer tap, stainless steel gas hob with stainless extractor hood over, 2 electric stainless steel ovens, plumbing and space for washing machine and dishwasher, coved ceiling, inset lighting, plank style wood effect flooring, wall mounted Worcester Bosch combi central heating boiler.

FIRST FLOOR

Landing

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

Bedroom 1

UPVC double glazed leaded light bay window to front, comprehensive selection of fitted wardrobes to one wall incorporating wash hand basin set to vanity unit, picture rail, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to rear, fitted wardrobes with locker cupboards above, picture rail, radiator, fitted carpet.

Bedroom 3

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



Family Bathroom

UPVC double glazed dual aspect translucent windows, matching white bathroom suite comprising panelled bath with hand held shower attachment, large walk-in glass fronted shower cubicle, wash hand basin set to vanity unit, concealed back low level WC, heated towel rail, inset lighting, picture rail, vinyl tiled flooring.

EXTERIOR

Rear Garden

Approximately 75' to 80', a particular feature of the property. An extremely well maintained sunny secluded west facing garden with circular patio area leading onto a large level lawn with 2nd sitting area to the rear, selection of trees, shrubs and plants to either side and across the rear, garden shed, side entrance, summer house, exterior lighting, door to garage.

Garage

Remote control roller garage door, fitted shelving, space for tumble dryer and space for 2nd fridge freezer.

Driveway

A large block paved driveway to accommodate 3 to 4 vehicles, established shrubs to one side.

ADDITIONAL INFORMATION

Council Tax

Croydon Council band E

