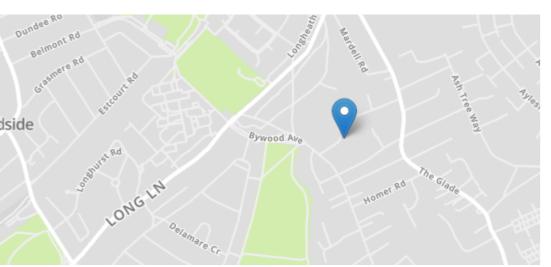
## **Shirley Office**

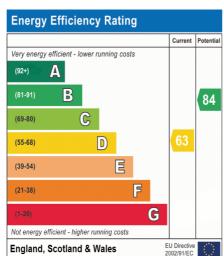
285-287 Wickham Road, Croydon, CRO 8TJ

020 8777 2121

shirley@proctors.london







## **Ground Floor** Approx. 77.2 sq. metres (831.0 sq. feet) First Floor Approx. 51.3 sq. metres (551.9 sq. feet) Kitchen Dining Room 5.49m x 3.64m (18' x 11'11") **Bedroom 3** 3.00m x 2.60m (9'10" x 8'6") Bedroom 2 4.00m x 3.56m (13'2" x 11'8") Landing **Garage** 4.86m x 2.60m (15'11" x 8'6") Living Room Bedroom 1 5.13m (16'10") x 3.56m (11'8") max 5.00m (16'5") x 3.64m (11'11") max Hall Porch

Total area: approx. 128.5 sq. metres (1382.9 sq. feet)

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

**Disdaimer:** 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



## **Shirley Office**

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Viewing by appointment with our Shirley Office - 020 8777 2121

10 Chaffinch Avenue, Shirley, Croydon, Surrey CRO 7SE

# £475,000 Freehold

- CHAIN FREE
- 2 Reception Rooms
- 92' Garden
- Attached Garage and Drive

- 3 Bed Semi
- Double Glazing and Central Heating
- In Need of Modernisation
- Good Location

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## 10 Chaffinch Avenue, Shirley, Croydon, Surrey CR0 7SE

CHAIN FREE A 1930s 3 bedroom semi-detached house in need of modernisation which has been reflected in the asking price. 3 bedrooms, family bathroom, 2 reception rooms, kitchen, ground floor cloakroom, 92' garden, garage and large drive, double glazing and central heating. Once modernised, the property will make a lovely family home,

#### Location

Well placed for local shops in Bywood Avenue, parkland, primary and secondary schools, and bus routes. Arena tram stop and Elmers End rail and tram stations are close at hand with fast and frequent services to central London and beyond. There is also a Tesco Superstore at Elmers End. Beckenham and Addiscombe centres are a short drive away.









## **GROUND FLOOR**

#### **Entrance Hall**

Radiator, fitted carpet, doors to:

## Cloakroom

Low flush WC, wash hand basin, understairs storage cupboard.

#### **Dining Room**

Double glazed bay windows to front, electric fire and surround, radiator, fitted carpet.

#### Lounge

Double glazed patio doors to rear overlooking and opening onto the garden, fitted electric fire with Adam style surround, radiator, fitted carpet.

#### (itchen

Double glazed windows to side and rear and door to garden, single drainer stainless steel sink unit with mixer taps set in a range of worktops, wall/base units and drawers, fitted double oven, gas hob and hood, freestanding fridge and freezer, washing machine and dishwasher, wall mounted cupboard housing gas central heating boiler, radiator, ceiling spotlights, ceramic tiled flooring.

## **FIRST FLOOR**

## Landing

Double glazed window to side, cupboard housing lagged hot water cylinder, loft access, fitted carpet, doors to:

## Bedroom 1

Double glazed bay windows to front, fitted wardrobes and dressing table, radiator, fitted carnet



## Bedroom 2

Double glazed window to rear, fitted carpet,

#### Bedroom 3

Double glazed deep bay windows to side and rear, fitted carpet, radiator.

#### **Bathroom**

Matching coloured suite comprising panelled bath with mixer tap and shower attachment, electric power shower, pedestal wash hand basin, low flush WC, ceramic tiled walls, radiator, double glazed window to rear.

## **EXTERIOR**

## Rear Garden

92', with crazy paved patio leading to formal lawn with mature trees and shrubs, access to garage.

## **Attached Garage**

Up and over door to front, door to garden.

### Front Driveway

With ample parking for 2 or more vehicles.

## **ADDITIONAL INFORMATION**

#### **Council Tax**

Croydon Council band E

