



Viewing by appointment with our Shirley Office - 020 8777 2121

96 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SH

£825,000 Freehold

- Paish Tyler Semi-Detached House

Two Reception Rooms

Sunny West Facing Garden

Garage Plus Off Road Parking
- 4 Bedrooms

Extended Kitchen/Breakfast Room

Spacious Family Home

Located in Shirley Park



96 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SH

Always popular, this extremely spacious Paish Tyler built family home offers spacious flexible living accommodation throughout with the advantages of an extended fitted kitchen/breakfast room, two generous size reception rooms and an impressive grand entrance hall. To the rear is an extremely well maintained sunny secluded West facing garden plus garage and driveway parking to the front. An opportunity to extend to the side further and across the rear, subject to the usual planning permission being granted by the local authority.

Location

Situated on an attractive tree-lined avenue, opposite a large central green towards the top of Shirley Avenue, with a wide variety of amenities to be found close by. These include local shops on both Wickham Road and Shirley Road, various schools which include St. Johns Primary, Coloma, Trinity and Royal Russell Schools. Various bus routes are also to be found nearby with excellent links to East Croydon Station with services to London Bridge, Charing Cross and Gatwick. West Wickham High Street is also close by with its selection of popular shops, restaurants and cafes.



GROUND FLOOR

Canopied Entrance Porch

With exterior lighting.

Entrance Hall

Original entrance door with a leaded light inset window, twin double glazed windows to side, picture rail, understairs storage cupboard, radiator, fitted carpet.

Cloakroom

Double glazed translucent window to side, low level WC, wash hand basin set to vanity unit with wall mounted lighting above, radiator, plank style flooring.

Reception Room 1

Double glazed leaded light bay window to front, cast iron fire place with tiled inset, marble hearth and ornate timber mantel over, wall lights, coved ceiling, radiator, fitted carpet.

Reception Room 2

Double glazed doors to garden with double glazed windows either side, marble fireplace with ornate timber mantel over, coved ceiling, fitted carpet.

Fitted Kitchen/Breakfast Room

Double glazed door to garden, dual aspect double glazed windows, comprehensive selection of fitted wall and base units incorporating glass fronted display cabinets, drawers, stainless steel sink unit, ample work surfaces with a tiled splashback and counter lighting, gas range-style stove with extractor fan over, integrated full size fridge and freezer, dishwasher, washing machine, radiator, inset lighting, coved ceiling, tiled vinyl flooring.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, coved ceiling, fitted carpet.

Bedroom 1

Double glazed leaded light bay window to front, fitted wardrobes to one wall, coved ceiling, radiator, fitted carpet.

Bedroom 2

Double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

Bedroom 3

Double glazed window to rear, fitted cupboard, radiator, fitted carpet.

Bedroom 4

Double glazed leaded light window to front, radiator, fitted carpet.

Family Bathroom

Double glazed translucent windows to side, matching white bathroom suite comprising panelled bath with shower over, wash hand basin, low level WC, heated towel rail, half tiled walls, cupboard housing central heating boiler and hot water cylinder, inset lighting.

EXTERIOR

Rear Garden

Approximately 90' large patio area across the rear of the property extending to the side, shaped level lawn with stepping stone path to one side, extremely well stocked with established shrubs to either side and across the rear, garden shed, door to garage, side entrance, outside tap.

Detached Garage

With up and over door, power and light supply.

Driveway

Block paved for 2 vehicles with lawn to one side and established shrubs.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band F

Utilities

MAINS - Gas, Electricity, 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