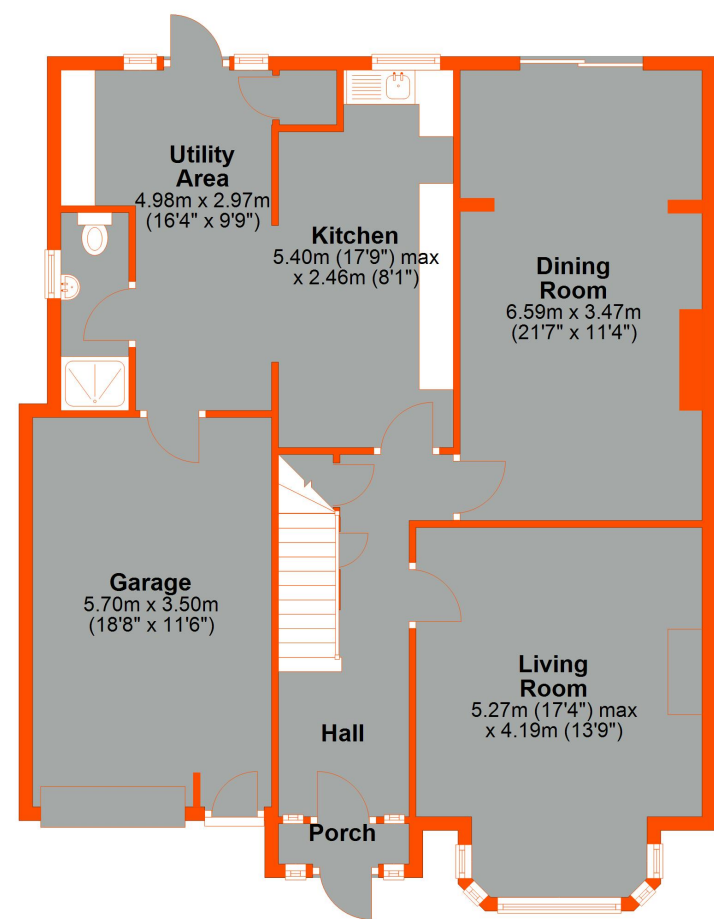


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



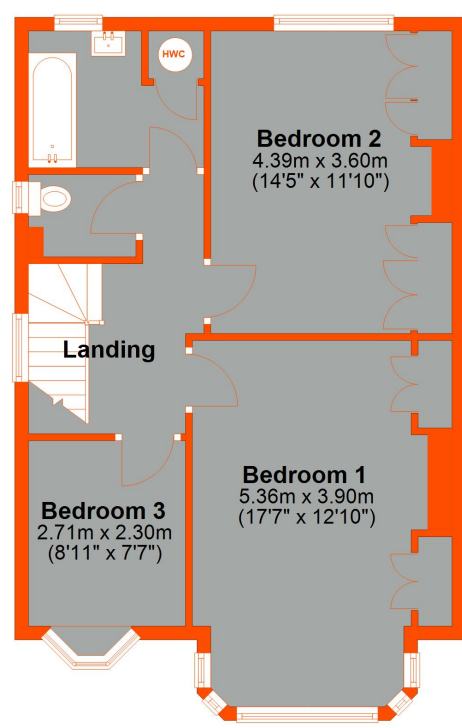
Ground Floor

Approx. 108.7 sq. metres (1170.4 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.4 sq. feet)



Total area: approx. 166.1 sq. metres (1787.7 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

99 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SP

£635,000 Freehold

- 3 Bedroom Semi
- Large Lounge and Dining Room
- Breakfast Room/Utility Area
- Central Heating & Double Glazing
- Extended to the Ground Floor
- In Need of Refurbishment
- Ground Floor Shower Room/Upstairs Bathroom
- 75' Garden

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



99 Shirley Avenue, Shirley, Croydon, Surrey CR0 8SP

An extended Paish Tyler 3 bedroom semi-detached house. Large lounge and dining room, kitchen, breakfast room/utility area, bathroom, separate WC, ground floor shower room, garage and drive, 75' garden, double glazing and central heating. The property is in need of some refurbishment but once undertaken will make a lovely family home in a great location.

Location

Ideally placed on one of the most popular roads locally, close to shops on both Wickham and Shirley Roads, bus routes to central Croydon with its shopping centre and leisure facilities, Addiscombe High Street, East Croydon mainline train station with a fast and frequent service to Central London and beyond. Sandilands and Addiscombe trams stops are close at hand. Coloma, Shirley High, Trinity secondary schools and St. John's primary are close by.



GROUND FLOOR

Double Glazed Storm Porch

Entrance Hall

Leaded light windows to front, understairs storage cupboards, radiator, doors to:

Lounge

Double glazed leaded light bay window to front, stone fireplace surround, 2 radiators.

Dining Room

Double glazed patio doors to rear overlooking and opening onto the garden, radiator, serving hatch to kitchen.

Kitchen

Double glazed window to rear, single drainer stainless steel sink unit, worktops, wall and base units.

Breakfast Room/Utility Area

Double glazed windows and doors to rear overlooking and opening onto the garden, wall mounted gas central heating boiler, radiator, skylight, door to garage.

Shower Room

Shower cubicle, low flush WC, wash hand basin, radiator.

FIRST FLOOR

Landing

Leaded light window to side, loft access, doors to:

Bedroom 1

Double glazed leaded light bay window to front, fitted wardrobes and storage cupboards, radiator.

Bedroom 2

Double glazed window to rear, built-in wardrobes and storage cupboard, radiator.

Bedroom 3

Double glazed leaded light oriel window to front, radiator

Separate WC

Low flush WC

Bathroom

Double glazed window to rear, matching white suite comprising panelled bath with mixer tap and electric shower, wash hand basin set in a vanity unit, cupboard housing hot water cylinder, radiator.

EXTERIOR

Garden

Approximately 75', laid to paved patio leading to formal lawn, surrounded by well stocked flower beds and mature trees to the rear.

integral Garage

Up and over door to front leading to drive, power and light, integral door to the house.

Driveway

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon band F

