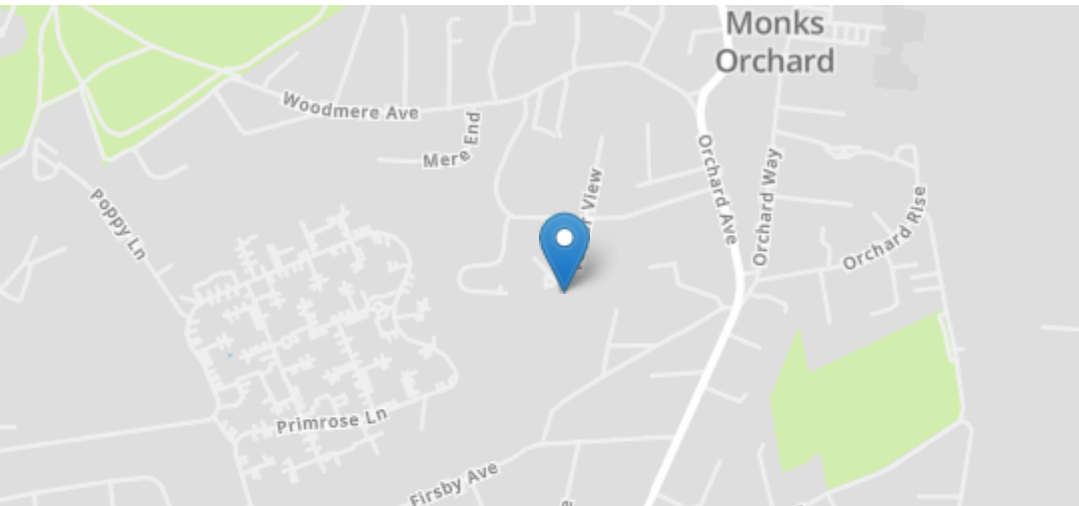
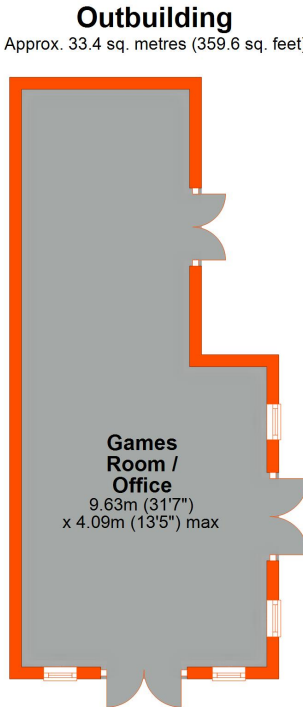
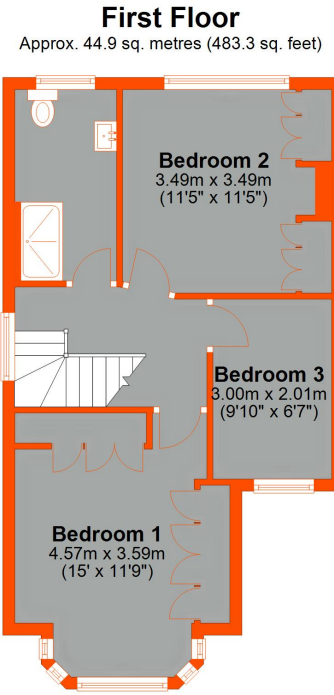
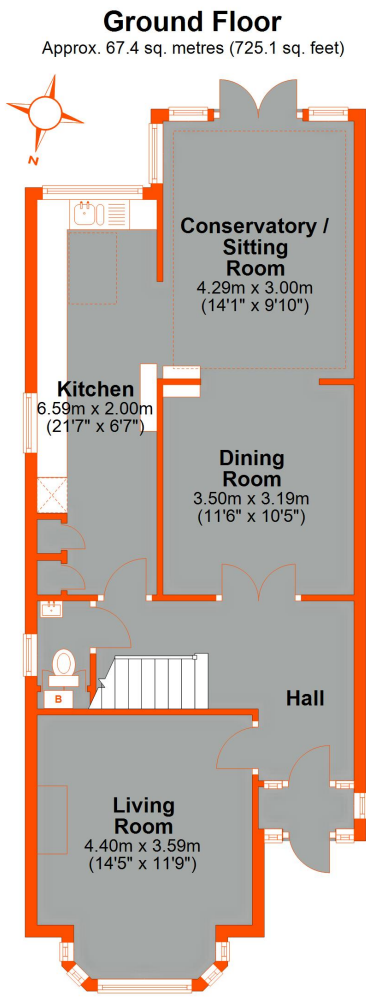




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total area: approx. 145.7 sq. metres (1568.1 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

86 Tower View, Shirley, Croydon CR0 7PW

Offers Over £640,000 Freehold

- CHAIN FREE
- 3 Bedroom Semi-Detached
- Games Room/Office
- Large Garden
- Impressive Family Home
- Extended to the Ground Floor
- Fitted Kitchen/Family Room
- Driveway Parking for 2 Vehicles

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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For further details please visit our website - www.proctors.london



86 Tower View, Shirley, Croydon CR0 7PW

CHAIN FREE Located in a peaceful cul-de-sac of similar age and style family homes. This spacious 1930s halls adjoining house offers impressive family living accommodation throughout with a large kitchen, dining room, and conservatory which leads onto the garden, spacious living room, contemporary shower room, and cloakroom. To the rear is a superb south facing garden with a large shaped patio area leading to a generous size games room/office. Driveway parking for 2 vehicles can be found to the front.

Location

Tower View can be found a short way down Orchard Avenue with a wide variety of amenities close by. Some of these include various bus routes and shops on Wickham Road plus the 367 bus route which runs through Orchard Avenue. Orchard Way Primary School and Orchard Park High Secondary School are close by as is Ashburton playing fields. West Wickham and Beckenham High Streets are just a short drive away with their selection of popular shops, restaurants and cafes. East Croydon Station is nearby with services to London Bridge, Victoria and Gatwick.



GROUND FLOOR

UPVC Double Glazed Entrance Porch

Entrance Hall

Part glazed entrance door, radiator, coved ceiling, ceramic tiled flooring.

Cloakroom

UPVC double glazed translucent window to side, concealed low level WC, rectangular corner unit wash hand basin with fitted mirror above, cupboard housing central heating boiler, fully tiled walls with a mosaic tiled splashback and floor.

Living Room

Double glazed leaded light bay window to front with fitted shutters, cast iron fire place with tiled insert and marble hearth, ornate mantel over, wall lights, radiator, plank style flooring.

Dining Room

Coved ceiling, radiator, plank style flooring, leading to:

Conservatory/Sitting Room

UPVC double glazed conservatory, radiator, wall lights, plank style flooring.

Fitted Kitchen

Dual aspect UPVC double glazed windows, Velux skylight, comprehensive selection of fitted wall and base units incorporating drawers and ample work surfaces with a mosaic tiled splashback, inset stainless steel sink unit with mixer tap, stainless steel gas

hob with extractor over and splashback, eye level stainless steel electric oven and microwave, integrated fridge freezer and dishwasher, space for washing machine, wine rack, mosaic tiled wrap around shelf, radiator, inset lighting, plank style flooring.

FIRST FLOOR

Landing

Double glazed translucent window to side with shutters, access to loft, fitted carpet.

Bedroom 1

Double glazed leaded light bay window to front with fitted shutters, comprehensive selection of fitted wardrobes incorporating drawers, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to rear, fitted wardrobes to either side of chimney breast, fitted shelving, radiator, picture rail, laminate flooring.

Bedroom 3

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

Shower Room

UPVC double glazed translucent window, large walk-in glass fronted shower cubicle, rainfall shower plus hand held shower attachment, wash hand basin set to vanity unit with mirror fronted bathroom cabinet over, fitted cupboard, heated towel rail, fully tiled walls with matching tiled floor.

EXTERIOR

Rear Garden

Approximately 70' x 30' widening to 50' at the rear of the garden, very secluded with a sunny aspect, large patio area across the rear of the house leading to games room/office, laid to lawn with a selection of shrubs to one side, covered barbeque area, garden shed, side access, exterior lighting.

Games Room/Office

Dual aspect UPVC double glazed doors and windows, bar area, wall mounted electric heaters, inset lighting, laminate flooring, composite wrap around veranda, exterior lighting.

Shared Driveway

Block paved to the front to accommodate 2 vehicles.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band E

Utilities

MAINS - Electricity, Gas, 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