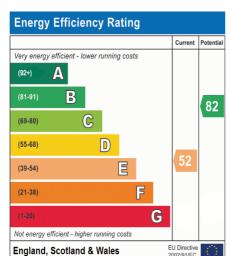
Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london







Ground Floor First Floor Approx. 70.4 sq. metres (757.8 sq. feet) Approx. 46.6 sq. metres (501.1 sq. feet) Lean **Kitchen** to **Dining Bedroom 2** Room Garage **Bedroom 1** Lounge Hall

Total area: approx. 117.0 sq. metres (1258.9 sq. feet)

nts or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

ses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors nd 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 mpanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



Landing

Bedroom 3

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Viewing by appointment with our Shirley Office - 020 8777 2121

17 Lake Road, Shirley, Croydon, Surrey CR0 8DS

£550,000 Freehold

- CHAIN FREE
- Semi-Detached
- 3 Bedrooms
- Approximately 60' Rear Garden

www.proctors.london

- 2 Reception Rooms
- Gas Central Heating
- Double Glazing
- Attached Garage/Off Street Parking

www.proctors.london George Proctor & Partners trading as Proctors









17 Lake Road, Shirley, Croydon, Surrey CR0 8DS

CHAIN FREE We are pleased to offer for sale this 1930s semi detached house Accommodation comprises 3 bedrooms, lounge, dining room, fitted kitchen, bathroom, separate WC, double glazing and gas central heating. Externally there is a 60' rear garden, attached garage and off street parking. An ideal family home.

Location

Ideally placed on the popular south side of Shirley, convenient for local shops, schools, parkland and Wickham Road bus routes. West Wickham and East Croydon Mainline Train Stations, with a fast and frequent service to Central London and beyond, are a short journey away as are the shopping centres with sports and leisure facilities.









Ground Floor

Entrance Hall

Wood panelled walls, laminate flooring, double radiator, doors to:

Lounge

14' 4" into bay x 12' 5" (4.37m x 3.78m) Double glazed square bay windows to front, coal effect gas fire with tiled cast iron grate and polished wood mantel, polished wood flooring, picture rail and dado rail.

Dining Room

12' 6" x 11' 10" (3.81m x 3.61m) Double glazed patio doors to rear opening onto the garden, laminate flooring, double radiator, picture rail.

Kitchen

9' 6" x 6' 8" (2.90m x 2.03m) Single drainer stainless steel sink unit, matching worktops, wall/base units and drawers, fitted gas hob, oven, fridge, washing machine and dishwasher, understairs storage cupboard, ceramic tiled flooring, double glazed window to rear overlooking the garden, door to:

Lean-to

Doors to garden and garage.

First Floor

Landing

Loft access, double glazed leaded light window to side.

Bedroom 1

14' 4" x 11' 5" (4.37m x 3.48m) Double glazed square bay windows to front, radiator, fitted carpet, picture rail.



Bedroom 2

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed windows to rear, radiator, fitted carpet, picture

Bedroom 3

8' 5" x 7' (2.57m x 2.13m) double glazed bay windows to front, radiator, picture rail, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with power shower and screen, pedestal wash hand basin, laminate flooring, radiator and heated towel rail, built-in cupboard housing lagged hot water cylinder.

Separate WC

Low flush WC, window to side.

Outside

Off Street Parking To Front

leading to:

Attached Garage

Up and over door to front, power and light.

Garden To Rear

approx. 60' (18.29m) Laid to formal lawn with mature flowerbeds, rear patio and tool shed.

ADDITIONAL INFORMATION

Council Tax 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-

checker.ofcom.org.uk/en-gb/mobile-coverage