





## 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 rail.

#### 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.

