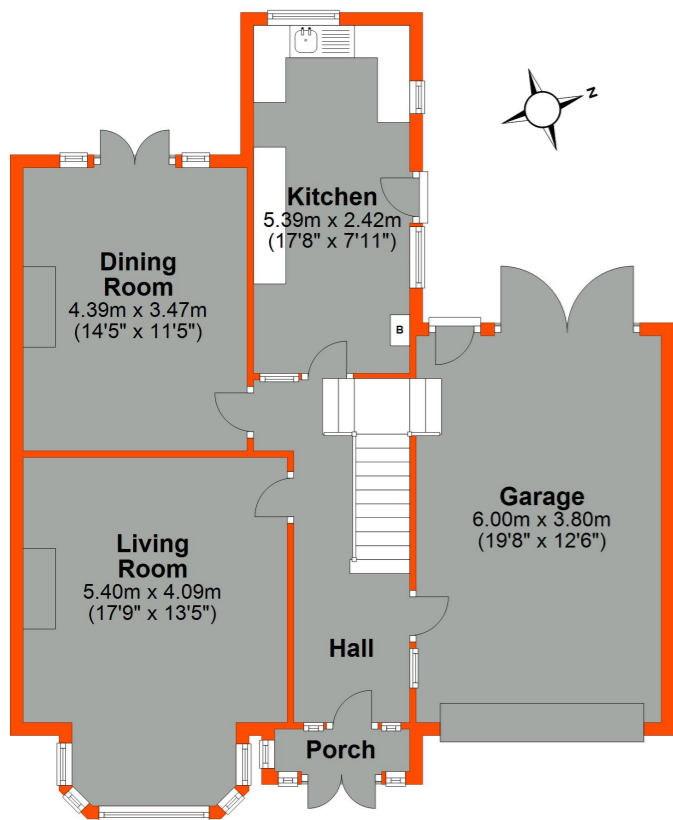




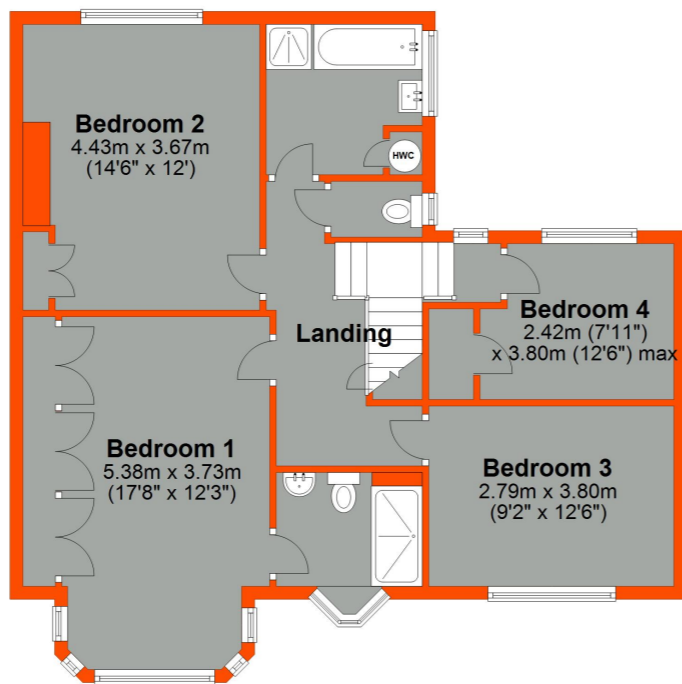
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 85.0 sq. metres (914.7 sq. feet)



First Floor
 Approx. 78.0 sq. metres (839.9 sq. feet)



Total area: approx. 163.0 sq. metres (1754.6 sq. feet)

Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

43 Wickham Avenue, Shirley, Croydon, Surrey CR0 8TZ

£695,000 Freehold

- CHAIN FREE
- Extended Semi Detached.
- 2 Reception Rooms
- 108' Garden
- 4 Bedrooms
- En Suite to Master Bedroom
- Garage
- Gas Central Heating

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 fee free mortgage advice and MAP Limited 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 Rent4sure Limited 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



43 Wickham Avenue, Shirley, Croydon, Surrey CR0 8TZ

CHAIN FREE 4 bedroom semi-detached family home with integral garage and 108' garden. Along with the 4 bedrooms, there is a lounge, dining room, kitchen, en suite shower room to the main bedroom, family bathroom, separate WC, 108' garden, garage, drive for 2/3 cars, gas central heating and double glazing.

Location

A great location within the very heart of Shirley close to shops, schools, parkland, bus routes to both Croydon and West Wickham centres with their shops, sports & leisure facilities and stations with a fast and frequent service to central London and beyond.



GROUND FLOOR

Entrance Hall

Radiator, fitted carpet, understairs storage cupboard.

Lounge

Double glazed leaded light bay windows to front, stone fireplace and surround with gas coal effect fire, 2 radiators, fitted carpet.

Dining Room

Double glazed windows and doors to rear opening onto and overlooking the garden, gas coal effect fire with marble surround, 2 radiators, fitted carpet.

Kitchen

Single drainer stainless steel sink unit set within a matching range of wall/base units and drawers, gas cooker, fridge freezer, washing machine, dishwasher, chest freezer, gas central heating boiler, radiator, double glazed windows to side and rear, double glazed door to garden.

FIRST FLOOR

Landing

Double glazed window to rear, overstairs storage cupboard, loft access, doors to:

Bedroom 1

Double glazed leaded light bay windows to front, extensive fitted wardrobes with dressing table and bedside units, double radiator, fitted carpet.

En Suite Shower Room

Matching white suite comprising shower cubicle, low flush WC, wash hand basin set in a vanity unit, ceramic tiled walls, radiator, double glazed leaded light oriel window to front.

Bedroom 2

Double glazed windows to rear, built in wardrobes, radiator, fitted carpet.

Bedroom 3

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

Bedroom 4

Double glazed windows to rear, built-in walk-in wardrobe.

Separate WC

Double glazed window to side, low flush WC, ceramic tiled walls.

Bathroom

Matching white suite comprising panelled bath, pedestal wash hand basin, shower cubicle, cupboard housing lagged hot water cylinder, ceramic tiled walls, double glazed window to side.

EXTERIOR

Integral Garage

Roller door to front, up and over door to rear, power and light.

Front and Rear Gardens

the latter being 108', crazy paved patio leading to a large formal lawn with mature well stocked flower beds to each side and mature fruit trees within the centre, wooden tool shed, side access. Outside toilet with water softener servicing the house.

Driveway

Parking for 2/3 cars

CROYDON COUNCIL TAX BAND F

