

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Shirley Office - 020 8777 2121

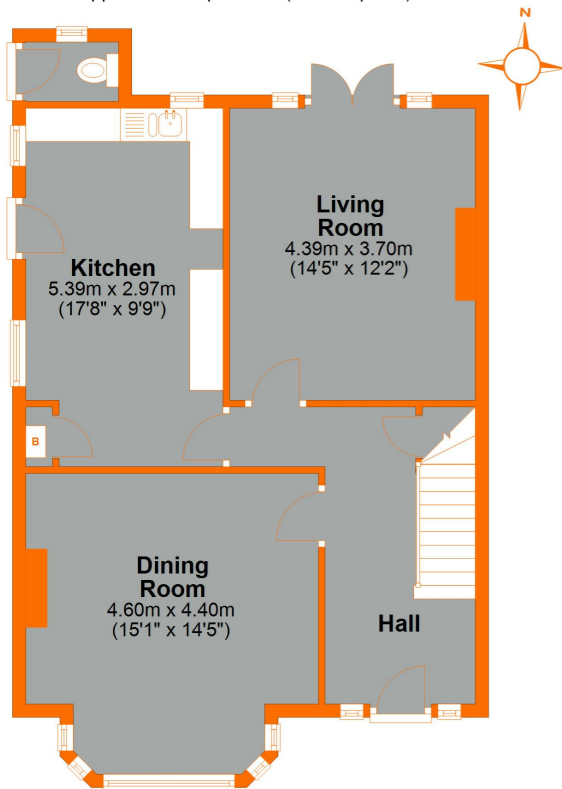
391 Addiscombe Road, Shirley Park, Croydon, Surrey CR0 7LJ

£660,000 Freehold

- 4 Bedrooms
- 2 Separate Reception Rooms
- Driveway Parking for 4 Vehicles
- Garage
- Semi Detached
- Kitchen Breakfast Room
- Large Garden
- Close to Amenities

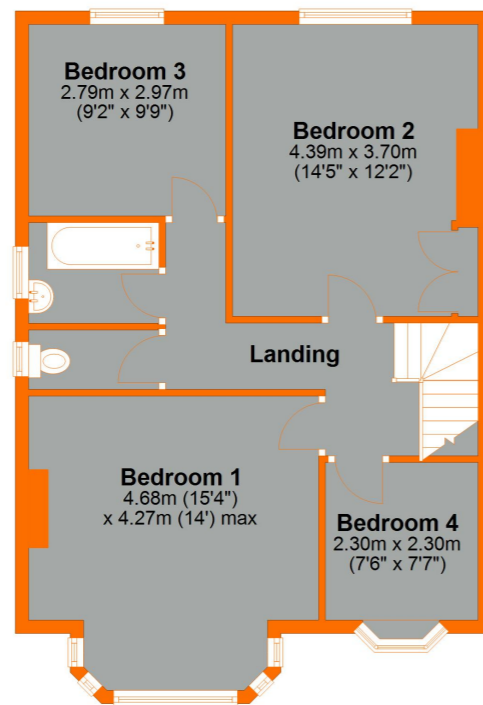
Ground Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



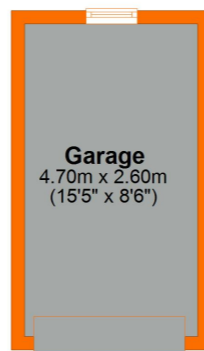
First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



Outbuilding

Approx. 12.2 sq. metres (131.8 sq. feet)



Total area: approx. 140.6 sq. metres (1513.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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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391 Addiscombe Road, Shirley Park, Croydon, Surrey CR0 7LJ

An extremely spacious 4 bedroom, halls adjoining, family home built in the 1920s with an opportunity to extend both to the side and across the rear (subject to planning permission from Croydon Council). Present accommodation consists of 2 large separate reception rooms, kitchen breakfast room, and family bathroom. To the rear is a large level well stocked garden with garage set to the side, plus driveway parking to the front for 4 vehicles.

Location

Situated close to the junction of Addiscombe and Shirley Road with a wide variety of amenities nearby, some of which include local shops and public transport along Shirley Road and Addiscombe Road, St. John's Primary School, Coloma and Trinity Secondary schools are also nearby. East Croydon station is just a short journey away with services to Central London.



GROUND FLOOR

Canopied Entrance Porch with Lighting

Entrance Hall

UPVC double glazed entrance door with inset window, UPVC double glazed translucent windows to either side, understairs storage cupboard, picture rail, radiator, fitted carpet.

Reception Room 1

UPVC double glazed bay window to front, tiled fireplace with original ornate wooden mantel over, picture rail, radiator, fitted carpet.

Reception Room 2

UPVC double glazed doors leading to garden with UPVC double glazed windows to either side and above, picture rail, radiator, fitted carpet.

Kitchen Breakfast Room

UPVC double glazed door to side, UPVC dual aspect double glazed windows, comprehensive selection of fitted wall and base units incorporating shelving, drawers, ample work surfaces with a tiled splashback, space for gas cooker, plumbed for washing machine, space for fridge and freezer below work surface, concealed wall mounted Worcester Bosch central heating boiler, radiator, vinyl flooring.

FIRST FLOOR

Landing

Access to loft, picture rail, radiator, fitted carpet



Bedroom 1

UPVC double glazed bay window to front, picture rail, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to rear, original fitted cupboard, picture rail, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to rear, picture rail, radiator, carpet tiles.

Bedroom 4

UPVC double glazed bay window to front, picture rail, radiator, carpet tiles.

Bathroom

UPVC double glazed translucent window to side, tiled panelled bath, pedestal wash hand basin, half tiled extending to fully tiled around bath and shower areas.

Separate WC

UPVC double glazed translucent window to side, low level WC.

EXTERIOR

Rear Garden

Approximately 70' being a particular feature of the property, large patio area across the rear leading onto a shaped level lawn with extremely well stocked established shrubs and trees to the side and across the rear, double gates and yard area to side leading down to:

Single Garage

Pitched roof

Outside WC



Block Paved Driveway

For 4 Vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough Band F.

