

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		64
(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

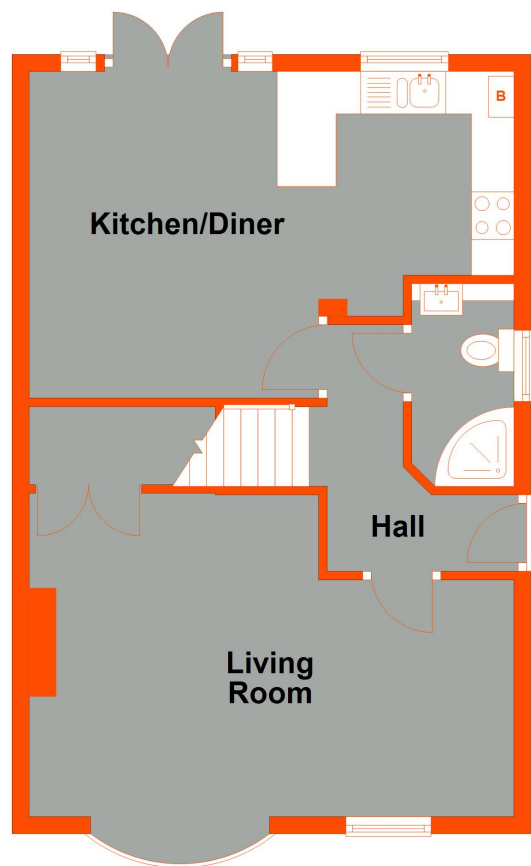
17 Tower View, Shirley, Croydon, Surrey CR0 7PY

£550,000 Freehold

- 1930s Semi Family Home
- En Suite Bathroom
- Fitted Kitchen Diner
- Spacious Living Room
- 2 Double Bedrooms
- Separate Shower Room
- Contemporary Bathroom & Shower Room
- Attractive Garden

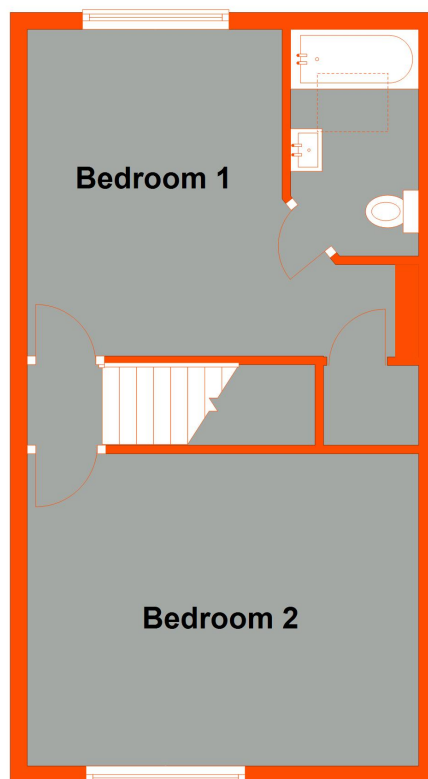
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 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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17 Tower View, Shirley, Croydon, Surrey CR0 7PY

Situated on a large prominent corner plot, this attractive 2 bedroom 1930s semi-detached house has been refurbished to an impressive standard by its present owners, creating a modern family home which boasts a spacious living room, modern fitted kitchen/diner, ground floor shower room and 2 double bedrooms, one of which has an en suite bathroom. To the rear is a large patio area leading onto a lawned garden with a second seating area at the bottom of the garden. To the side is a single garage and driveway parking for 3 to 4 vehicles to the front.

Location

Situated on a popular residential road of similar age and style properties. A wide variety of amenities can be found nearby, some of which include both Orchard Way Primary and Orchard Park High Secondary School, a convenience store and 367 bus route in Woodmere Avenue, and various bus routes (including the Super Loop stop at Shirley Library) and local shops along Wickham Road. East Croydon Station is a short journey away with services to London Bridge and Victoria. Both Beckenham and West Wickham High Streets are also nearby with a wide variety of shops, cafes and restaurants.



GROUND FLOOR

Canopied Entrance Porch

With exterior lighting

Entrance Hall

Entrance door with inset window, vertical radiator incorporating full length mirror, original parquet flooring.

Shower Room

UPVC double glazed translucent window to side, enclosed glass fronted shower cubicle with second shower attachment, wash hand basin set to vanity unit, fitted storage cupboard with granite shelf and trim over, low level WC, heated towel rail, tiled flooring.

Living Room

UPVC double glazed leaded light bay window to front, second UPVC double glazed leaded light casement window to front, large understairs storage cupboard, inset lighting, radiators, fitted carpet.

Fitted Kitchen/Diner

UPVC double glazed doors to garden with UPVC double glazed windows to either side, second UPVC double glazed window to rear, comprehensive selection of fitted wall and base units with ample granite work surfaces incorporating stainless steel sink unit, breakfast bar, electric hob and oven with granite splashback, stainless steel extractor hood over, recess for large American style fridge freezer, inset lighting, tiled flooring, original parquet flooring to dining area, radiator, inset lighting.



FIRST FLOOR

Landing

Fitted carpet.

Bedroom 1

UPVC double glazed window to rear, fitted wardrobe, utility cupboard in eaves housing plumbing for washing machine and space for tumble dryer, radiator, fitted carpet.

En Suite Bathroom

Velux window to side, matching white bathroom suite comprising tiled panelled bath with shower over, wall mounted wash hand basin with fitted mirror above with a tiled surround and splashback, fully tiled to bath and shower area, enclosed low level WC, heated towel rail, matching tiled flooring.

Bedroom 2

Leaded light UPVC double glazed casement window to front, eaves storage cupboard, radiator, fitted carpet.

EXTERIOR

Front and Rear Gardens

The latter being approximately 50' with a large flagstone patio area across the rear leading onto a laid to lawn level garden with a secluded aspect plus second seating area to the rear, side entrance, exterior lighting.

Front Garden: a paved patio area and large level lawn.

Single Garage

with up and over door.

Driveway Parking

For 3 to 4 vehicles

ADDITIONAL INFORMATION

Council Tax

Croydon borough band E

