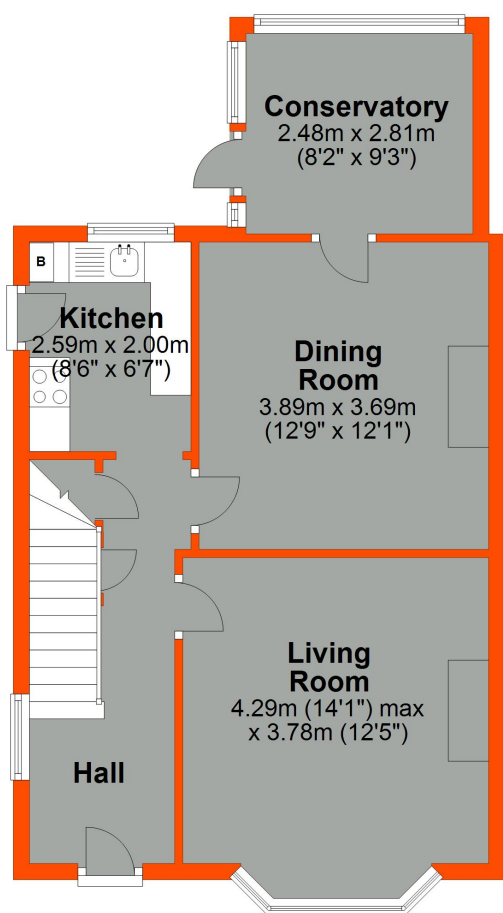


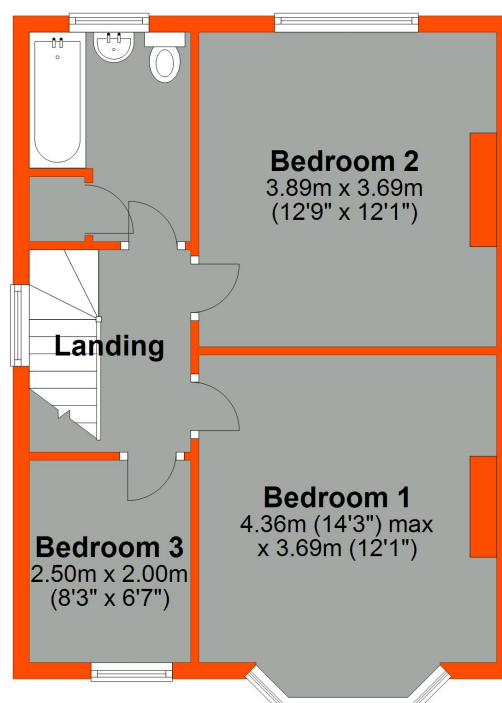
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 51.2 sq. metres (551.6 sq. feet)



First Floor
 Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 96.7 sq. metres (1040.5 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

139 Shirley Church Road, Shirley, Croydon, Surrey CR0 5AJ

£625,000 Freehold

- 🔴 CHAIN FREE
- 🔴 Driveway Parking
- 🔴 Three Bedrooms
- 🔴 Detached Garage
- 🔴 Large South Facing Garden
- 🔴 Refurbishment Required
- 🔴 Double Glazed and Central Heating
- 🔴 Opportunity to Extend (STPP)

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



139 Shirley Church Road, Shirley, Croydon, Surrey CR0 5AJ

CHAIN FREE - an opportunity to acquire a spacious 1930's 3 bedroom semi detached house with a 100' south facing garden and detached garage, double glazing and central heating. Requiring full refurbishment and modernisation, there is also the potential to extend both to the side and rear of the property (subject to planning permission being obtained from Croydon Council)

Location

Various amenities can be found nearby, some of which include: Shirley Church Recreation Ground, various bus routes and local shops along Wickham Road, primary and secondary schools including St John's Primary, Shirley High School, Coloma and Trinity. East Croydon Station and West Wickham High Street are both a short journey away.



GROUND FLOOR

Entrance Hall

Entrance door, double glazed leaded light translucent window to side, understairs storage cupboards, picture rail, radiator, fitted carpet.

Front Reception Room

UPVC double glazed leaded light bay window to front, coved ceiling, picture rail, radiators, fitted carpet.

Rear Reception Room

Double glazed door with double glazed windows to either side leading into lean-to, coved ceiling, picture rail, radiator, fitted carpet.

Kitchen

Door to garden, double glazed window to rear, selection of fitted wall and base units incorporating drawers, stainless steel sink unit, ample work surfaces, fully tiled, stainless steel gas hob with extractor over, electric stainless steel oven, plumbed for washing machine, wall mounted central heating boiler.

FIRST FLOOR

Landing

Double glazed leaded light translucent window to side, picture rail, access to loft., fitted carpet.

Bedroom One

Double glazed leaded light bay window to front, coved ceiling, picture rail, radiator.

Bedroom Two

Double glazed window to rear, coved ceiling, picture rail, radiator, stripped floorboards.

Bedroom Three

Double glazed leaded light window to front, radiator, laminate flooring.

Bathroom

Double glazed translucent window to rear, matching white bathroom suite comprising bath with wall mounted shower and fitted screen, pedestal wash hand basin, low level WC, fully tiled wall, radiator, ceramic tiled flooring.

EXTERIOR

Gardens to Front and Rear

The latter being approximately 100', a particular feature of the property with a sunny south facing aspect, large level lawn with established shrubs to either side and rear, side entrance.

The front garden is a lawned area with established shrubs.

Single Detached Garage

With power and light.

Driveway Parking

For 2 to 3 vehicles

CROYDON COUNCIL TAX BAND E

