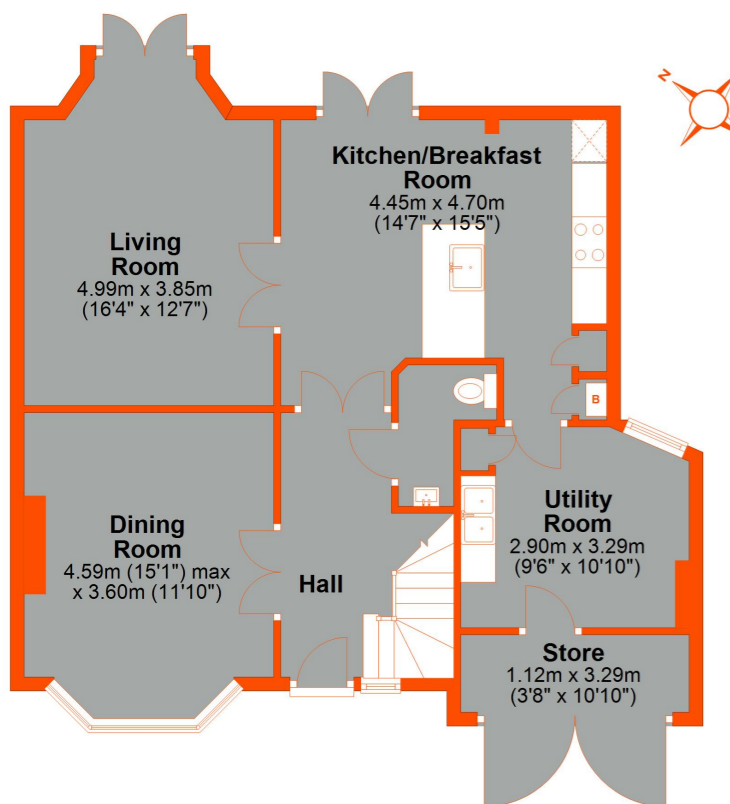


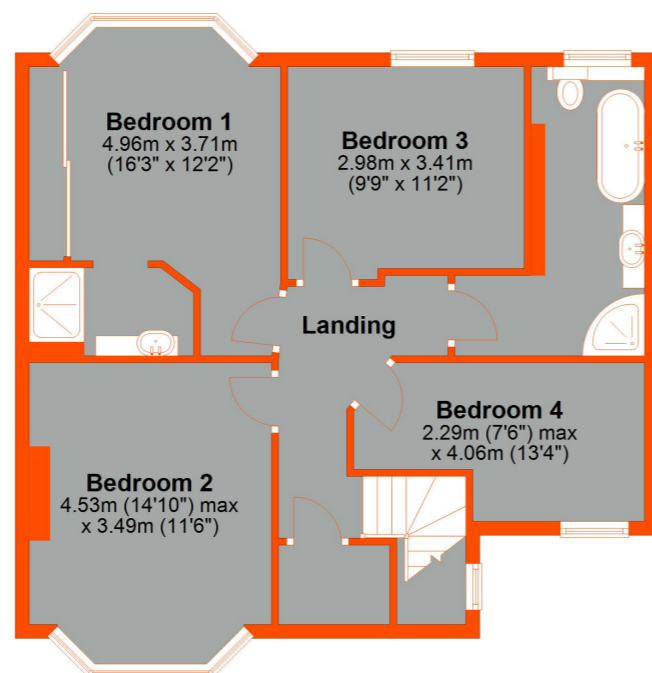
Ground Floor

Approx. 75.0 sq. metres (807.8 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



Total area: approx. 143.4 sq. metres (1543.9 sq. feet)

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



Viewing by appointment with our Shirley Office - 020 8777 2121

23 The Lees, Shirley, Croydon, Surrey CR0 8AR

Offers in Excess of £735,000 Freehold

- Splendid Family Home
- 4 Bedrooms
- 2 Additional Separate Reception Rooms
- Tastefully Refurbished
- Extended Gower C
- Kitchen/Breakfast Room
- En Suite Shower Room
- Large Rear Garden

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 free mortgage advice and may also recommend firms of Solicitors and 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 a 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



23 The Lees, Shirley, Croydon, Surrey CR0 8AR

Our Shirley office is keen to stress what this fabulous double fronted extended Gower C family home has to offer. Tastefully refurbished throughout with the advantage of a 2 storey side extension, boasting spacious living accommodation throughout with, splendid kitchen/breakfast room with 2 additional separate reception rooms, plus separate utility room and cloakroom. To the first floor are 4 bedrooms, 1 with an en suite shower room plus a contemporary style family bathroom. To the rear is a large mainly laid to lawn garden with workshop and covered seating area.

Location

Situated towards the centre of the ever popular south side of Shirley with a wide variety of amenities nearby. Some of these include local shops and bus routes along Wickham Road, both state and private primary and secondary schools, and Shirley hills. East Croydon Station is a short journey away. West Wickham High Street is nearby with its selection of ever popular shops, restaurants and cafes.



GROUND FLOOR

Canopied Entrance Porch

With tiled floor.

Entrance Hall

Original entrance door with diamond inset window, original stained and leaded window to front, understairs storage cupboard, contemporary glazed double doors to both reception rooms and kitchen/breakfast room, panelled radiator, inset lighting. Flooring- large ceramic tiles.

Cloakroom

Low level WC, wash hand basin. Flooring- large ceramic tiles.

Front Reception Room

UPVC double glazed bay window to front, radiator, inset lighting, hardwood flooring.

Rear Reception Room

UPVC double glazed double doors leading to garden with UPVC double glazed windows to either side and above, inset lighting, radiator, hardwood flooring.

Kitchen/Breakfast Room

UPVC double doors to garden with UPVC windows above, comprehensive selection of white high gloss fitted wall and base units incorporating drawers, ample stainless steel work surfaces with counter lighting, integrated fridge freezer, dishwasher, microwave, stainless steel gas hob with extractor over, eye level stainless steel double ovens, peninsula unit incorporating integrated dishwasher, inset sink unit to stainless steel work surfaces, breakfast bar with lighting above, vertical radiator, concealed wall mounted combi central heating boiler.

Flooring- large ceramic tiles.

Utility Room

UPVC double glazed window to side, door leading to garage store, selection of high gloss fitted units, double stainless steel sink unit with stainless steel splashback, plumbing and space for washing machine and dryer, inset lighting, radiator, laminate flooring.

FIRST FLOOR

Landing

UPVC double glazed window to side, large fitted cupboard, access to loft, inset lighting, fitted carpet.

Bedroom 1

UPVC double glazed bay window to rear, full selection of mirror fronted fitted wardrobes to one wall, radiator, inset lighting, fitted carpet.

En Suite

Large walk-in shower cubicle with fitted screen, wash hand basin set to vanity unit, incorporating large mirror set to one wall with integrated lighting, heated towel rail.

Bedroom 2

UPVC double glazed bay window to front, inset lighting, radiator, fitted carpet.

Bedroom 3

UPVC double glazed window to rear, fitted wardrobes, inset lighting, radiator, fitted carpet.

Bedroom 4

UPVC double glazed window to front, fitted wardrobes, radiator, inset lighting, fitted carpet.

Family Bathroom

UPVC double glazed window to rear with shutters, matching white bathroom suite comprising contemporary roll top freestanding bath with hand held shower attachment, wash hand basin set to vanity unit with fitted mirror above, concealed low level WC, glass fronted corner shower cubicle, fully tiled, inset lighting, heated towel rail, ceramic tiled flooring.

EXTERIOR

Gardens to Front and Rear

The latter being a particular feature of the property - approximately 100'. Paved across the rear leading onto a large level laid to lawn garden with a selection of established shrubs to either side, workshop to rear with covered veranda area to side.

Front Garden - lawned to one side.

Garage

Storage space, 2 metres deep.

Driveway

Parking for two vehicles.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band F

