

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

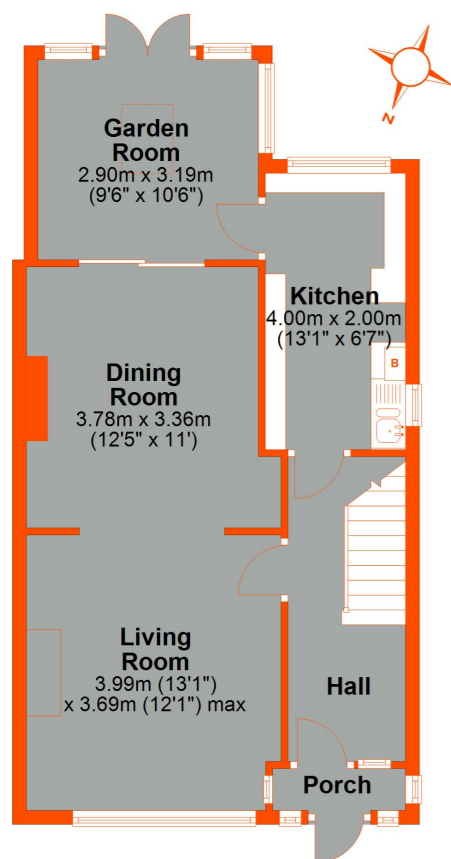
32 The Rosery, Shirley, Croydon, Surrey CR0 7SQ

Offers in Excess of £550,000 Freehold

- 1930s Semi Detached
- Through Lounge
- Modern Bathroom
- Double Glazing & Central Heating
- 3 Bedrooms
- Fitted Kitchen
- Detached Garage
- Garden Room

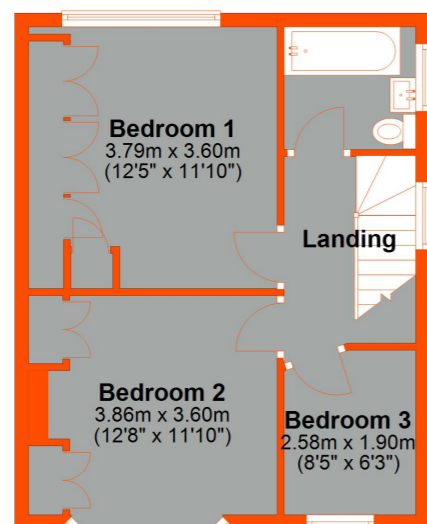
Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



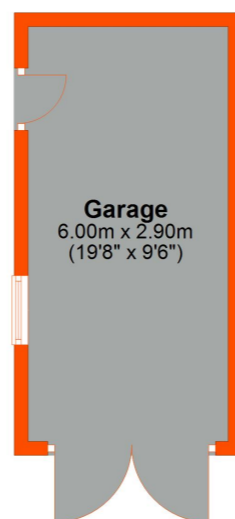
First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Outbuilding

Approx. 17.4 sq. metres (187.0 sq. feet)



Total area: approx. 112.8 sq. metres (1214.4 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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32 The Rosery, Shirley, Croydon, Surrey CR0 7SQ

A well presented 3 bedroom 1930s semi-detached house, an ideal family home with garden room, modern bathroom, through lounge/dining room, fitted kitchen, detached garage, drive and ample parking to the front of the property, south facing garden, double glazing and central heating. Well situated for local amenities, early viewing highly recommended.

Location

Well placed for local shops on Bywood Avenue, including a Tesco Express and other convenience stores, parkland and primary and secondary schools. The house is conveniently situated for various public transport links: bus routes (367, 289 to Croydon, Beckenham & Bromley); Arena tram stop with routes to Beckenham, Croydon and Wimbledon; Elmer's End rail station is within 0.6 miles with a frequent service to London Bridge, Charing Cross and Cannon Street, and beyond. A Tesco's Superstore is located at Elmers end. Beckenham and Addiscombe High Streets are a short drive away with their selection of shops, restaurants and coffee shops.



GROUND FLOOR

Double Glazed Storm Entrance Porch

Entrance Hall

Laminate flooring, radiator, understairs storage cupboard, doors to:

Lounge/ Dining Room

Double glazed bay windows to front with fitted shutters, double glazed patio doors to rear opening onto the garden room, electric coal effect fire, mantel and surround, 2 x radiators, fitted carpet.

Kitchen

Double glazed windows to side and rear, single drainer double bowl sink unit set in a range of matching worktops and breakfast bar with cream wall/base units and drawers, gas cooker and electric hob, wall mounted gas central heating boiler, radiator, ceramic tiled walls, double glazed door leading to the garden room.

Garden Room

Quarry tiled flooring, double glazed windows overlooking the garden, double glazed skylight.

FIRST FLOOR

Landing

Double glazed window to side, loft access, doors to:

Bedroom 1

Double glazed bay windows to front with fitted shutters, extensive fitted wardrobes and storage cupboards, radiator, fitted carpet.



Bedroom 2

Double glazed windows to rear, extensive fitted wardrobes, radiator, fitted carpet.

Bedroom 3

Double glazed window to front with fitted shutters, radiator, fitted carpet.

Bathroom

Modern white suite comprising panelled bath with mixer taps and power shower, glazed screen, low flush WC, heated towel rail, pedestal wash hand basin, ceramic tiled walls and flooring, double glazed window to side.

EXTERIOR

Rear Garden

South facing, Laid to formal lawn with easily maintained raised flower beds and fishpond, crazy paved patio, greenhouse, drive to detached garage and to front.

Detached Garage

Double doors with carport in front, power and light, workbench, door to side.

Driveway

Parking for at least 3 cars.

ADDITIONAL INFORMATION

Council Tax

Croydon borough band E

