



50 Postmill Close  
Shirley | Croydon | CR0 5DY

FINE & COUNTRY



# Seller Insight

“It was the unique character of the windmill close location which first attracted the current owners to this modern detached house, not to mention its proximity to popular Croydon town centre and easy access to central London. The excellent schooling in the immediate vicinity is also a real draw, with Trinity, Whitgift, Royal Russell, Coloma and Old Palace Schools all within a short distance.

“Shirley is a peaceful area, very affluent with decent properties” say the current owners. “Postmill Close is located close to other gated communities such as Oaks Road and the very exclusive Upper Shirley Road development, which makes it a nice place to live. Within Postmill Close itself there is a community feel, with monthly visitors coming to see the windmill and annual barbecues when the residents of the Close all get together.”

The property itself is spacious, with a contemporary yet cosy feel. As well as four bedrooms, the property features 2 reception rooms, 2 bathrooms, a modern kitchen and an integral garage. “The house is well lit throughout, with plenty of natural light” say the current owners. “The bright conservatory is a particular favourite space to spend time together as a family, while the modern bespoke kitchen was refurbished to a high standard less than a year ago. “The living room is spectacular” say the current owners, “with its patio doors onto the garden.” A study and a dining room complete the ground floor of this family home, ensuring every need is met for both work and leisure time, while upstairs the bedrooms are spacious and boast quality fitted wardrobes. “It is a cosy family home but offers plenty of space” say the current owners. “It would be ideal for a young family or equally for retirees – it suits all needs really. Another bonus is the double garage, which is extremely spacious and has potential for conversion into an extension of the house, or simply for extra storage with its inbuilt storage units.” A generous driveway offers parking for four cars.

The property is perfectly located for all amenities, with local shops within walking distance and large superstores less than 10 minutes away by car. Nearby East Croydon railway station provides direct links to Victoria, London Bridge and Clapham Junction stations. By road, there are good links off the M25, via the A23, A22 and A21/A232. Green open space is close by in Lloyd Park and the recreational activities of Addiscombe Tennis & Cricket Club and Shirley Hills Golf Club are also near at hand. “It is lovely to spend time leisurely playing the golf course” say the owners.

“The property is ideally located just 10 minutes from the centre of Croydon, an up and coming area which is developing at a rate of knots! A new Westfield shopping centre is planned for the immediate future and many companies and business headquarters are relocating to Croydon. The current gentrification of the area makes this the ideal opportunity to invest, as property prices are due to rocket sky high!”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

50 Postmill Close

As the vendors sole Agent, Fine & Country are delighted to offer to the market this impressive Cala Homes built four bedroom detached family residence which is located within the sought after Windmill cul de sac development.

The property has been improved by the present owner and boasts a highly appealing interior throughout which is complimented by three reception rooms, luxury fitted kitchen with integrated appliances and central island, access to the integral double garage, cloakroom and a

spacious conservatory with gardens to three sides. On the first floor is a master bedroom with en suite facilities, three further bedrooms and a family bathroom.

We strongly recommend a viewing to truly appreciate the location and the appeal of this lovely family home.



“We will miss the sense of community within the Close, and the friendliness of the individuals who live there. When you're away for a while, you really know what you're missing. It really feels like home.”



“The conservatory is a stand-out feature, the perfect space for the family to get together. We all congregate there to have dinner together and relax.”





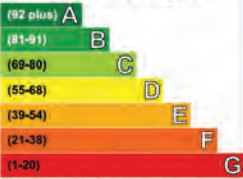


“The garden is lovely – with its grass and tiled areas, it is well laid out for barbecues and outdoor entertaining.”



### Energy Efficiency Rating

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| 61      | 80        |

Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID290866)  
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