



OFFERS IN EXCESS OF £1,250,000 FREEHOLD

45 FITZJAMES AVENUE, WHITGIFT FOUNDATION, CROYDON, SURREY, CR0 5DN

ShineRocks
PROPERTY AGENTS

A well presented detached family residence, situated in a much sought after premier road and offering unusually versatile ground floor living accommodation, having four reception rooms and a large double glazed conservatory.

THE ACCOMMODATION COMPRISES: ENCLOSED ENTRANCE PORCH, ENTRANCE HALL, WC, SITTING ROOM, LIBRARY/FAMILY ROOM, STUDY, UTILITY ROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, MASTER BEDROOM WITH WALK-IN WARDROBE & EN-SUITE BATHROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, BEDROOM FIVE WITH EN-SUITE SHOWER ROOM, SINGLE GARAGE.





DESCRIPTION An imposing five bedroom, four/five reception room, three bath/shower room, detached family residence, approached via metal gates leading to block paved driveway with parking for several cars. Located in a premier road within the sought after Whitgift Foundation Estate, within walking distance of Sandilands tram stop and easy reach of East Croydon station. Enclosed entrance porch with covered area to one side, entrance hall, WC, sitting room with bay window and pocket doors to living room with fireplace and two sets of French doors to conservatory, library with door to utility room (potential to convert to downstairs bedroom with en suite if required), utility room, study with double doors to living room and rear decked area, fully fitted kitchen/ breakfast room with side door, open plan to conservatory, large double aspect double glazed conservatory with bi-fold and French doors to rear deck, accessed from both living room and kitchen breakfast room, attached single garage currently used for storage. Stairs to first floor landing, Master bedroom with walk-in wardrobe and en-suite bathroom, three further double bedrooms, family bathroom. Door to stairs accessing large second floor, bedroom five with en-suite shower room. Steps from rear decked area lead to secluded lower paved terrace with pergola, further smaller decked area, large level secluded rear garden, summer house, large garden shed.

AMENITIES Fitzjames Avenue is a premier road, conveniently situated within easy walking distance of Sandilands Tram Stop serving East Croydon Station for trains to London Bridge/Victoria and Clapham Junction within 22/23 minutes. There are many excellent schools within the vicinity to include Trinity (which is a short walk away), Whitgift for Boys, Old Palace and Coloma for Girls to name but a few. Recreational pursuits include Shirley Park Golf Course within easy walking distance, Lloyd Park and Addington Hills. Local shops are within a few minutes walk as well as buses to Croydon Town Centre offering the Whitgift Centre and Centrale for shopping facilities as well as many excellent bars and restaurants. The M25/M23 and Gatwick Airport are within an easy commute.

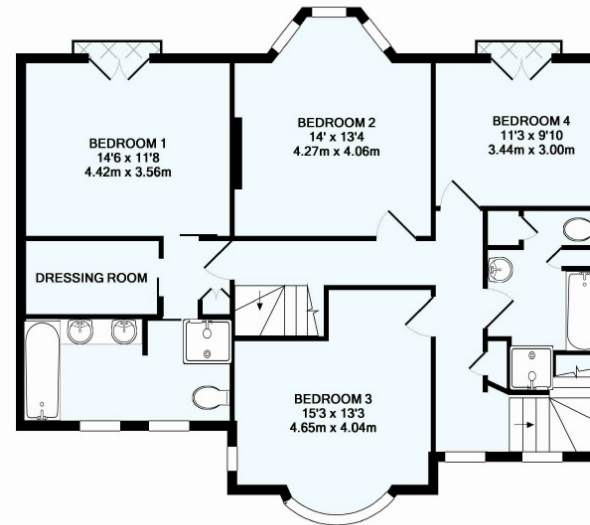
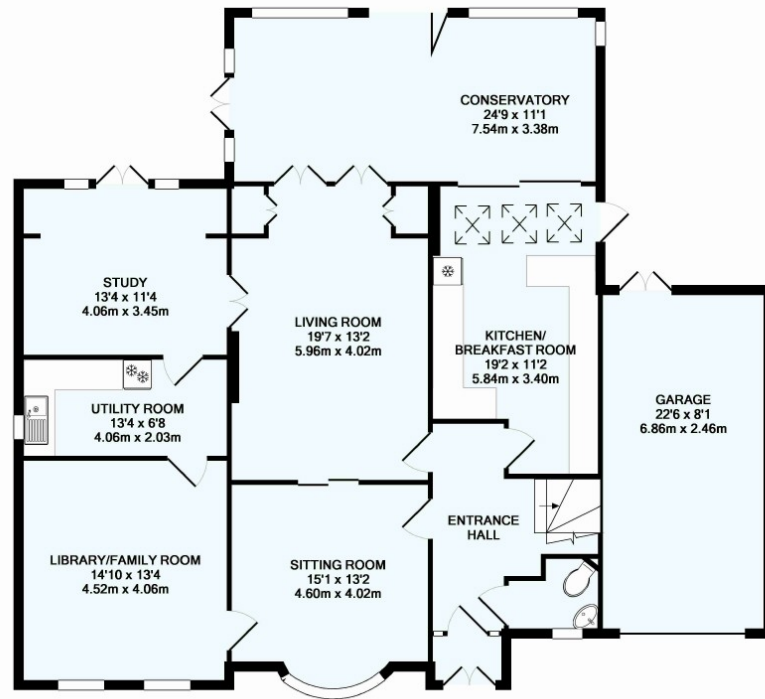
OUTSIDE FRONT GARDEN: Bordered by a red brick wall and accessed via metal gates, leading to a large block paved driveway with off street parking for several cars, some mature shrubs and trees.

REAR GARDEN: Accessed from the conservatory, study and kitchen, leading to rear decked area. Further paved terrace with pergola, enclosed by a selection of mature shrubs and offering a high level of seclusion, pathway to further decked area leading to large level lawn bordered by mature shrubs and trees, second pergola and step down to further rear garden area with summer house and large shed.

EPC 66 - 73

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TOTAL APPROX. FLOOR AREA 3355 SQ.FT. (311.7 SQ.M.)
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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

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