



17 Fitzjames Avenue, Whitgift Estate

Offers in Excess of £1,250,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

17 Fitzjames Avenue

Whitgift Estate, East Croydon, CR0 5DL

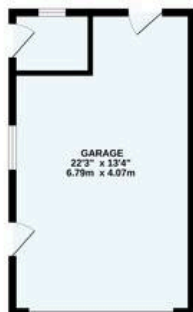
An imposing, five double bedroom, two bath/shower room, four reception room, detached family residence, offering further extension potential to both side and rear stpp. Located in a premier road within the sought after Whitgift Foundation Estate, within walking distance of Sandilands tram stop and easy reach of East Croydon station. Enclosed porch, impressive reception hall, WC, double aspect living room with fireplace overlooking front garden, double aspect study overlooking front garden, triple aspect dining room with French doors to rear paved terrace and garden, double aspect fully fitted kitchen with separate breakfast room overlooking rear garden, separate utility room. Original staircase to bright and spacious landing, principal bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms, family bathroom with bath and separate walk in shower, separate WC. Stairs to second floor landing and bedroom five. Attractively laid out front garden with pedestrian entrance and block paved driveway leading to detached garage. Large level rear garden.

- FIVE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS
- FURTHER EXTENSION POTENTIAL TO BOTH SIDE AND REAR STPP
- LARGE LEVEL GARDENS WITH POTENTIAL FOR IN & OUT DRIVEWAY SUBJECT TO THE USUAL PERMISSIONS
- SOUGHT AFTER PREMIER ROAD WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- COUNCIL TAX BAND - G EPC - D

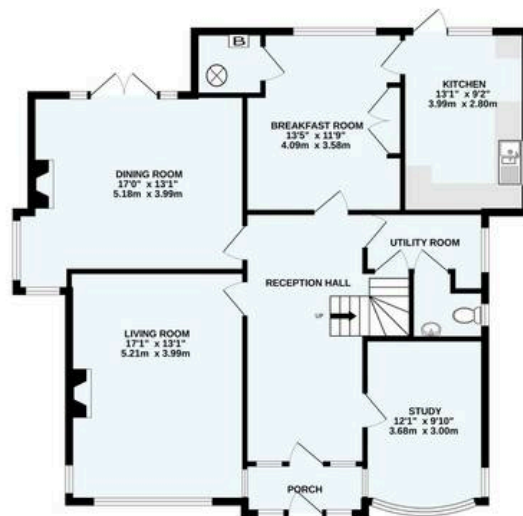




GARAGE
2927 sq.ft. (271.9 sq.m.) approx.



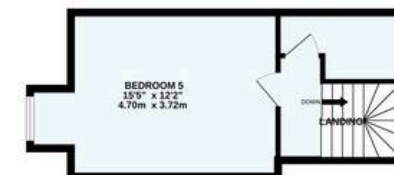
GROUND FLOOR
1288 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.3 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 2949sq.ft. (274.0 sq.m.) approx.

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ShineRocks Estate Agents

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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.