



44 Fitzjames Avenue, Whitgift estate

Offers in Excess of £1,200,000 Freehold

ShineRocks
PROPERTY AGENTS

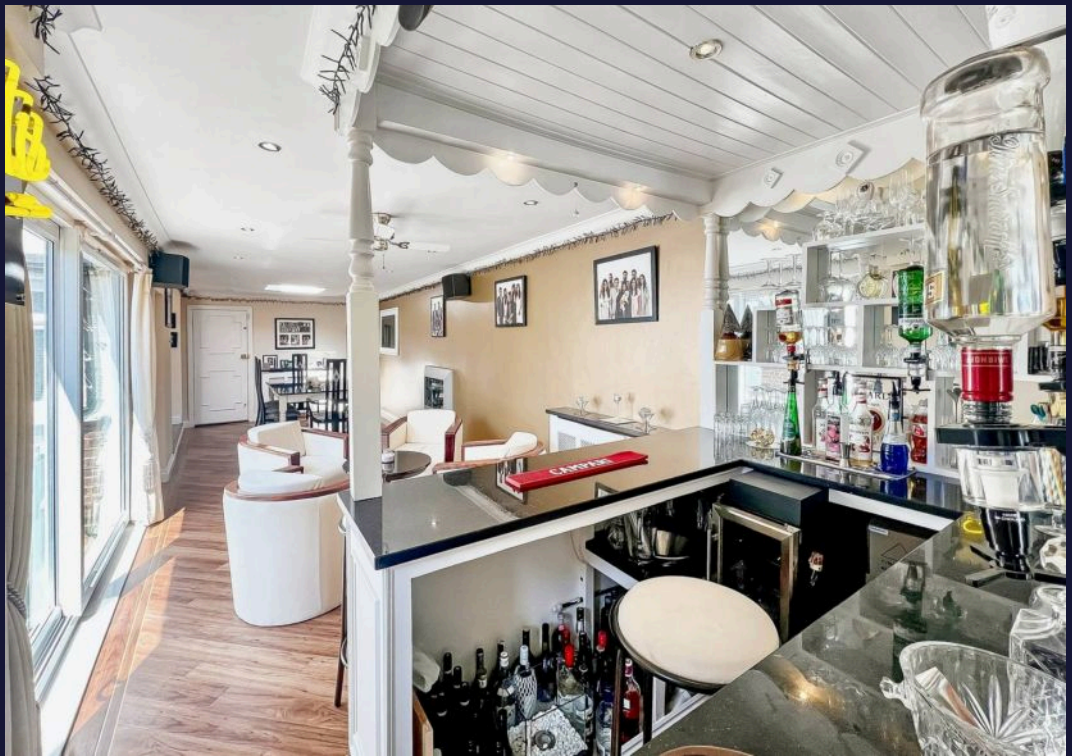
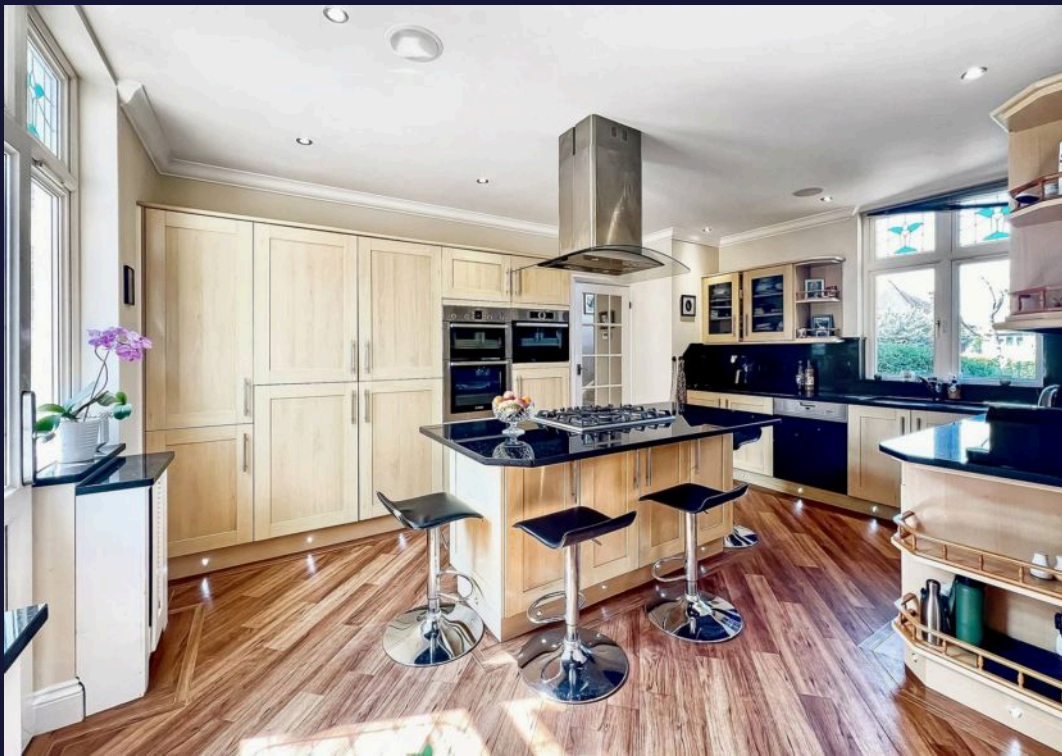
44 Fitzjames Avenue

Whitgift estate, Croydon

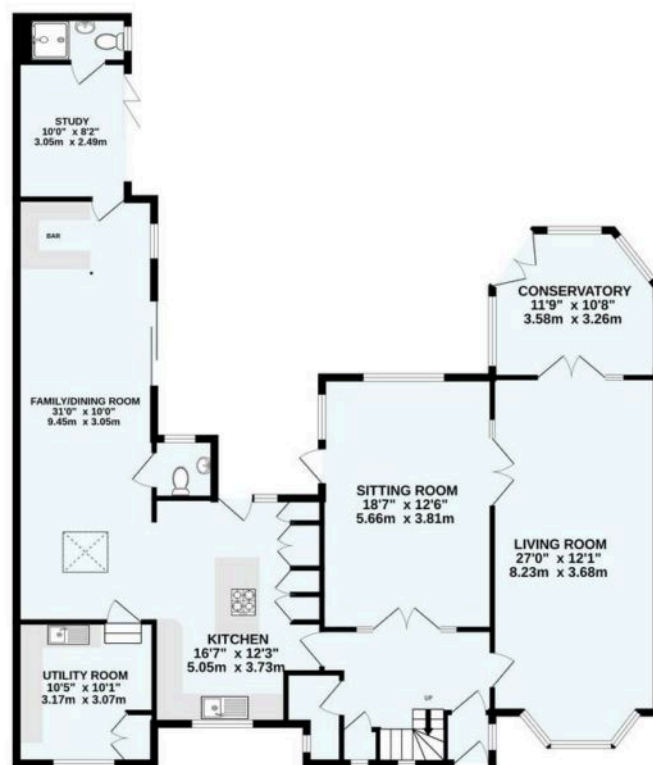
An attractive, double fronted, four/six bedroom, three bath/shower room, three/four reception room, detached family residence, offering huge ground floor Annex potential, with further extension potential to side, rear and loft, subject to planning permission. Sweeping block paved in & out driveway leading to front door: Entrance hall, glass doors to double aspect sitting room overlooking rear garden, double aspect living room with bay window overlooking front garden, double glazed conservatory with French doors to crazy paved patio, double aspect kitchen/breakfast room with door to rear garden, separate utility room, WC, family/dining room with door to study/ground floor bedroom with en suite shower room. Stairs to first floor landing, principal bedroom with en suite shower room, four further bedrooms, family bathroom. Front garden with in & out driveway. Level South facing rear garden, disused swimming pool.

- ATTRACTIVE 4/6 BEDROOM DETACHED PROPERTY OFFERING GREAT GROUND FLOOR ANNEX POTENTIAL
- THREE BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS INCLUDING CONSERVATORY
- FURTHER EXTENSION POTENTIAL TO SIDE, REAR & LOFT STPP
- IN & OUT DRIVEWAY + LARGE LEVEL SOUTH FACING REAR GARDEN
- SOUGHT AFTER PREMIER ROAD WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- EPC - D
- COUNCIL TAX BAND - G





GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.5 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.