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MARRIOTT VERNON

ESTATE AGENTS



33 Shirley Hills Road, Croydon, CR0 5HQ

Guide price £1,500,000



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# 33 Shirley Hills Road

Croydon, CR0 5HQ

Guide price £1,500,000

Superb Five Bedroom Detached Residence

Stunning 0.54 Acre Plot

Grand Hallway with Bifurcated Staircase

Large Kitchen/Breakfast Room

Glorious Surrounding Gardens

Check Out The Video

Scope to Modernise

Exclusive and Highly Desirable Location

In/Out Driveway and Garage

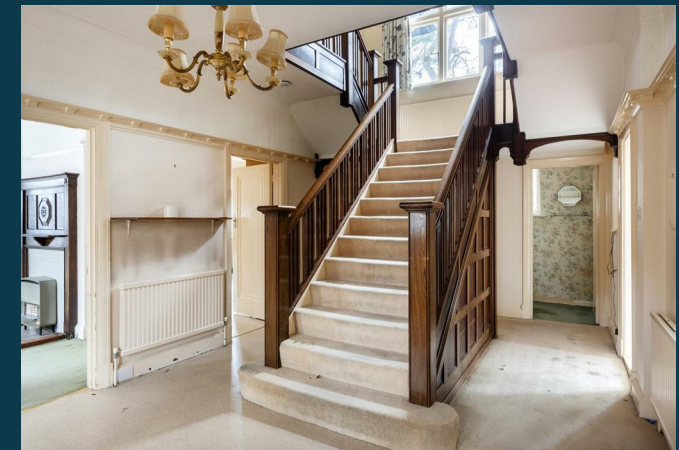
Easy Access Transport Links, Schools and Amenities

\*\*\*Guide Price £1,500,000-£1,600,000\*\*\*

Marriott Vernon welcome to the market for the first time since the early 1930's this five bedroom detached family residence, set in a breath-taking 0.54 acre south east facing plot backing onto Addington Palace Golf Course, with Shirley Hills in the foreground. Situated in an exclusive and highly desirable residential location, this substantial property, with garage and in/out driveway, offers expansive accommodation with a wealth of character appeal and elegance, as well as excellent additional scope to upgrade as desired into a modern home utilising the c.50ft space to the south west of the house. Features include a grand 21'9 entrance hall with feature bifurcated staircase, two spacious reception rooms, large kitchen/breakfast room, rear conservatory with views over the gardens, gas central heating and no onward chain.

Externally, the gardens are a haven of tranquillity, with sweeping lawns punctuated by well stocked borders bursting with shrubs and trees, and landscaped patio areas. Accommodation comprises a central entrance hall with access to guest WC and impressive bifurcated staircase rising to the first floor. The ground floor provides two large reception rooms - one dual aspect, and the other with brick surround fireplace and access through to the conservatory along with a generous kitchen/breakfast room To the first floor, there are five well proportioned bedrooms, plus a shower room and separate WC.

The property is enviably located within easy reach of bus routes providing links into nearby Croydon town centre and East Croydon station, with fast and frequent services into Central London. Tramlink at Coombe Lane is also close-by offering links to Croydon, Beckenham and Wimbledon. The area is well served by excellent schools including Trinity, Coloma, Whitgift, Royal Russell and Old Palace School, as well as the beautiful open spaces of Shirley Hills and an array of golf courses.









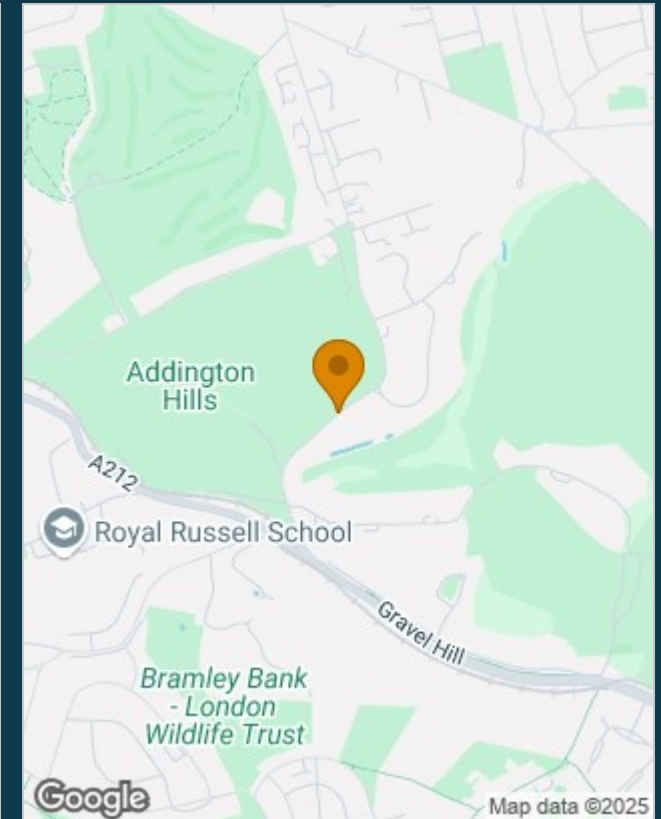




## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.