

Gwynne Avenue, Shirley, CR0

Guide Price £625,000 - £650,000

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Please Quote Ref TH0310 For All Enquiries - GUIDE PRICE £625K - £650K - Stunning three double bedroom semi detached family home (1,577 Sq.Ft) with bonus home office/nursery, boasting driveway parking, garage and glorious landscaped garden with vegetable plot, pleasantly situated in a sought after quiet residential cul-de-sac location. The property has been superbly appointed by the current owners, offering bright and spacious accommodation over three floors, with elegant interiors, high quality finish and neutral palette. Ideal for modern family life, with flowing living space creating the perfect blend of comfort and convenience, this wonderful home is not to be missed. Features include two inviting reception rooms, well equipped kitchen/



breakfast room and separate utility, two bath/shower rooms (one en-suite), guest WC, gas central heating, double glazing, quality floor coverings, and ample inbuilt storage.

Externally, the garden provides the perfect space for al fresco entertaining - laid mainly to lawn with mature borders bursting with plants and shrubs, central vegetable plot area and a generous patio to the rear of the house..

Accommodation comprises entrance hall with access to WC and turning staircase rising to the first floor, leading into the front aspect reception room with feature bay and ample space for relaxing or dining. To the rear of the property, a further reception/lounge provides fantastic family space, with double doors spilling out onto the external patio area and garden beyond. The separate kitchen/breakfast room comprises a quality range of fitted wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, and further space for appliances. A separate utility room offers additional work surfaces and appliance space. To the first floor, there are two double bedrooms and a versatile home office/nursery, plus a family bathroom with bath suite and separate walk-in shower unit. To the second floor, there is a principal bedroom suite with modern en-suite shower room.

The property is enviably located in a quiet residential location within easy access of regular bus routes and Tramlink service from nearby Arena linking Croydon, Beckenham and Wimbledon. There are a variety of local shops and amenities in nearby Shirley, as well as at Elmers End. Croydon and Bromley town centres are within easy reach providing a wider range of shops, bars, restaurants and leisure facilities, and the area is well served by excellent local schools including Orchard Way Primary and Orchard Park School.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Stunning Three Double Bedroom Semi Detached House (1,577 Sq.Ft)
- Sought After Quiet Cul-de-Sac Location
- Two Beautiful Reception Rooms
- Well Equipped Kitchen/Breakfast Room
- Two Bath/Shower Rooms (One En-Suite) Plus WC
- Versatile Home Office/Study
- Glorious Private Garden
- Off Street Parking and Garage
- Close to Excellent Transport Links, Shops, Schools and Amenities

Approximate Gross Internal Area 1577 sq ft - 146 sq m

Ground Floor Area 692 sq ft – 64 sq m

First Floor Area 430 sq ft – 40 sq m

Second Floor Area 263 sq ft – 24 sq m

Garage Area 192 sq ft – 18 sq m

