

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£700,000**

**Freehold**

4x  2x  2x 

Shirley Church Road, Shirley, Croydon,  
Surrey, CR0

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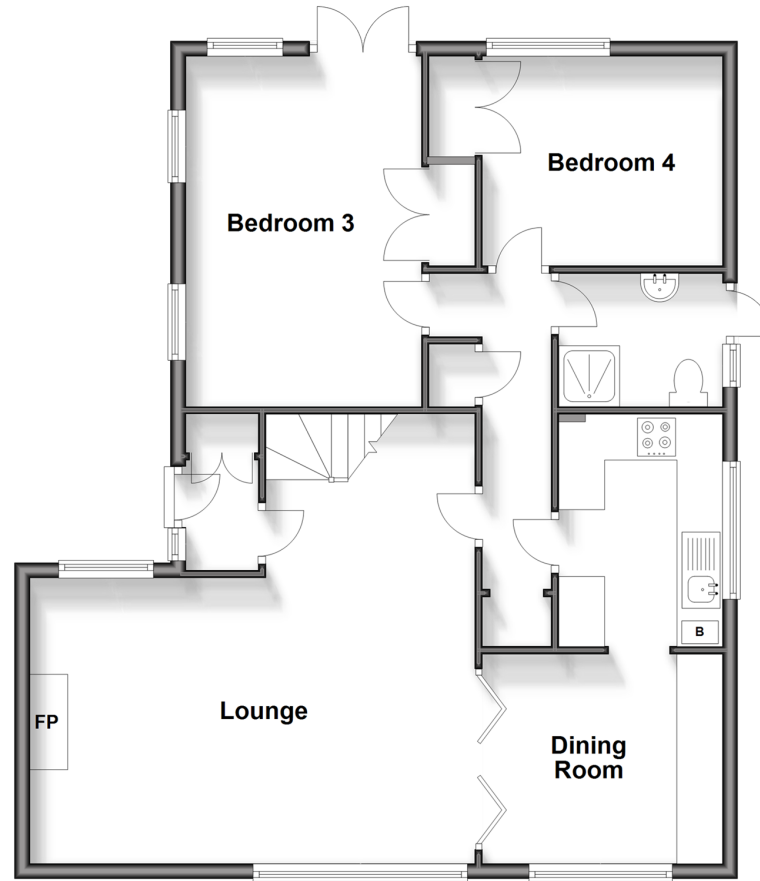
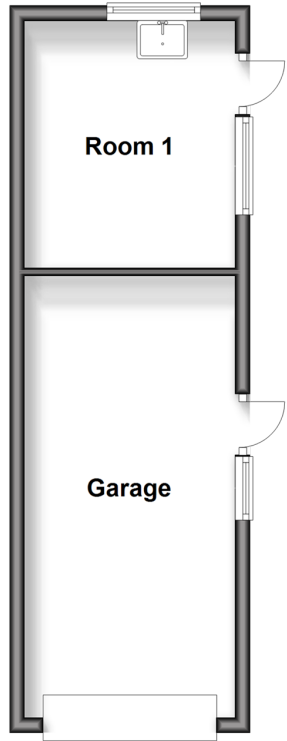


## Ground Floor

Approx. 83.4 sq. metres (897.5 sq. feet)

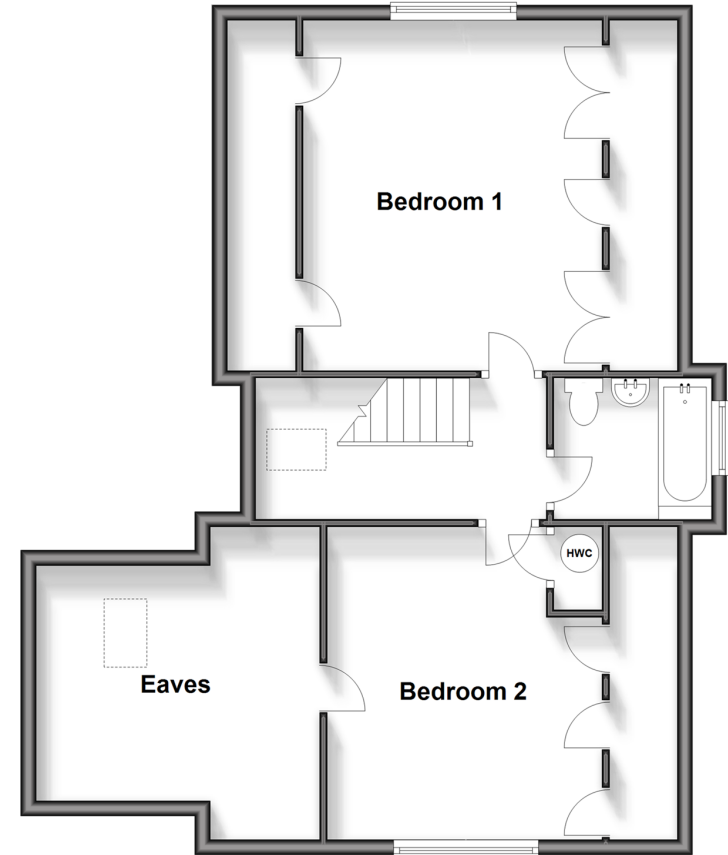
## Outbuilding

Approx. 25.3 sq. metres (272.7 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge : 19'4 x 12'4 (5.90m x 3.76m)  
Dining Room: 10'6 x 8'11 (3.20m x 2.72m)  
Kitchen: 9'10 7 x 7'1 (3.00m x 2.16m)  
Inner Lobby  
Shower Room/Cloak Room  
Bedroom 3: 15'1 x 10'6 (4.60m x 3.20m)  
Bedroom 4: 10'6 x 9'1 (3.20m x 2.77m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'0 x 12'11 (4.58m x 3.94m)  
Bedroom 2: 13'5 x 11'9 (4.09m x 3.58m)  
Eaves Storage  
Family Bathroom

### OUTSIDE

Front and Rear Garden  
Driveway  
Detached Garage  
Outhouse



## Main features

- Splendid detached house in a sought after location
- Spacious lounge and kitchen/dining area, perfect for entertaining
- Detached garage and driveway for several cars
- Beautiful landscaped rear garden and enclosed front garden
- Sought after location close to transport links, amenities, parkland and shops

### Nearest Schools

Primary Schools: St John's CofE Primary 0.3 miles, Benson Primary and Nursery School 0.6 miles, Orchard Way Primary 1.0 miles  
Secondary Schools: Shirley High School Performing Arts College 0.0 miles, Coloma Convent Girls' School 0.1 miles

### Transport Information

Train Stations: West Wickham 2.1 miles  
Selhurst 2.1 miles, West Croydon 2.2 miles

### Address

Shirley Church Road, Shirley, Croydon, Surrey, CR0

### Directions

For directions to this property please contact us.





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Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: E(52) POTENTIAL: C(30)

21711486/20240430/CB/RF