



Price
£650,000

Freehold

4x  1x  2x 

**Shirley Church Road,
Shirley, Croydon,
Surrey, CR0**

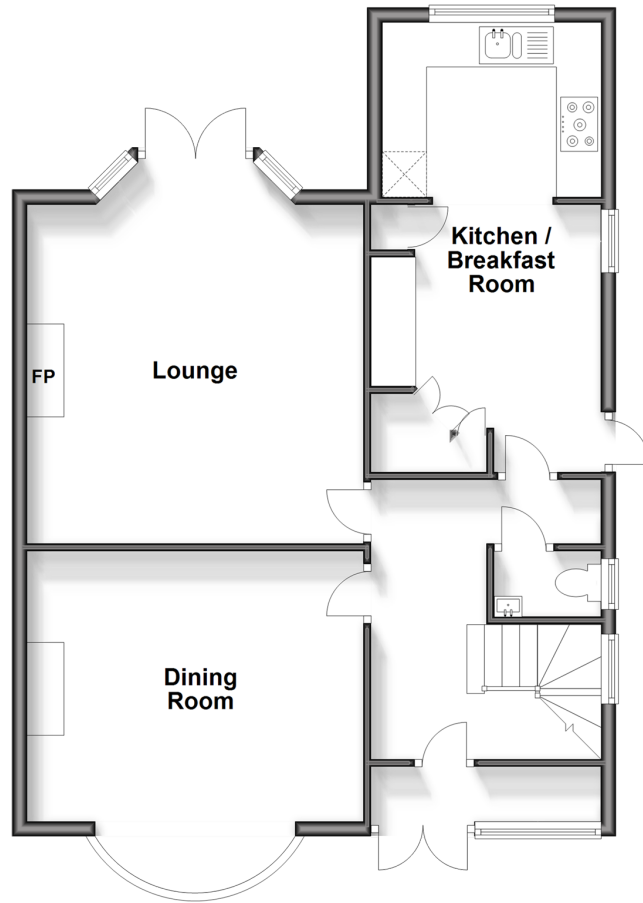
OVER 60?

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

cubitt & west
Helping you move forwards

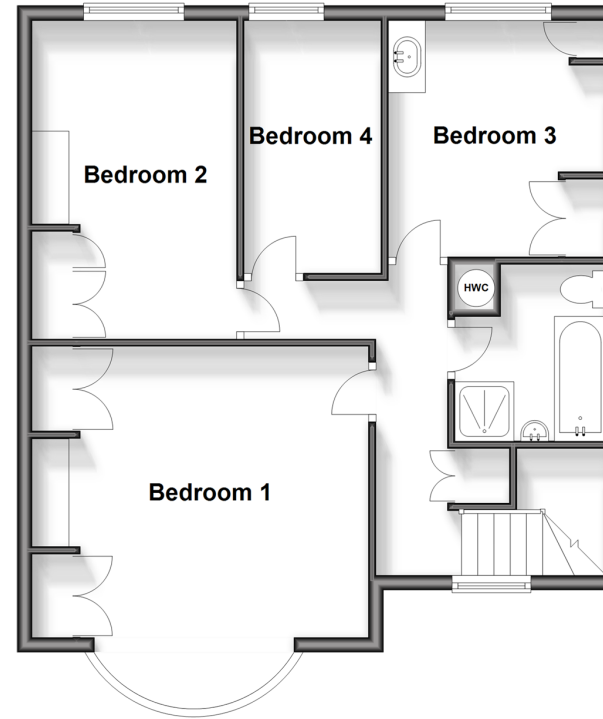
Ground Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



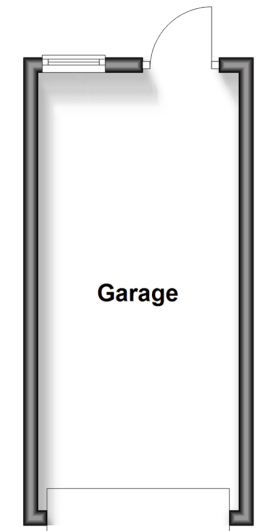
First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



Outbuilding

Approx. 16.0 sq. metres (172.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Lounge: 18'8 x 15'0 (5.69m x 4.58m)

Dining Room: 15'0 x 15'0 into bay (4.58m x 4.58m)

Kitchen/Breakfast Room: 20'11 x 10'5 (6.38m x 3.18m)

FIRST FLOOR

Landing

Bedroom 1: 16'3 x 13'10 (4.96m x 4.22m)

Bedroom 2: 10'9 x 9'11 (3.28m x 3.02m)

Bedroom 3: 14'6 x 9'1 (4.42m x 2.77m)

Bedroom 4: 11'6 x 6'3 (3.51m x 1.91m)

Family Bathroom

OUTSIDE

Front and Rear Garden

Garage

Driveway



Main features

- Attractive semi detached family home
- Spacious lounge, dining room and kitchen/breakfast room
- Lovely rear garden with an array of shrubs and flowers
- Detached garage and driveway for several cars
- Highly sought after location with lots of green spaces, including a golf course and excellent schools



Nearest Schools

Primary Schools: St John's CofE Primary 0.1 miles
Benson Primary and Nursery School 0.4 miles
Spring Park Primary 0.9 miles
Secondary Schools: Shirley High School Performing Arts College 0.1 miles, Coloma Convent Girls' School 0.2 miles



Transport Information

Train Stations: Eden Park 1.7 miles
East Croydon 1.7 miles, West Wickham 1.8 miles



Address

Shirley Church Road, Shirley, Croydon, Surrey, CR0



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale