



**Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Lupin Close, Shirley**  
**Oaks Village, Surrey,**  
**CR0**

**OVER 60?**

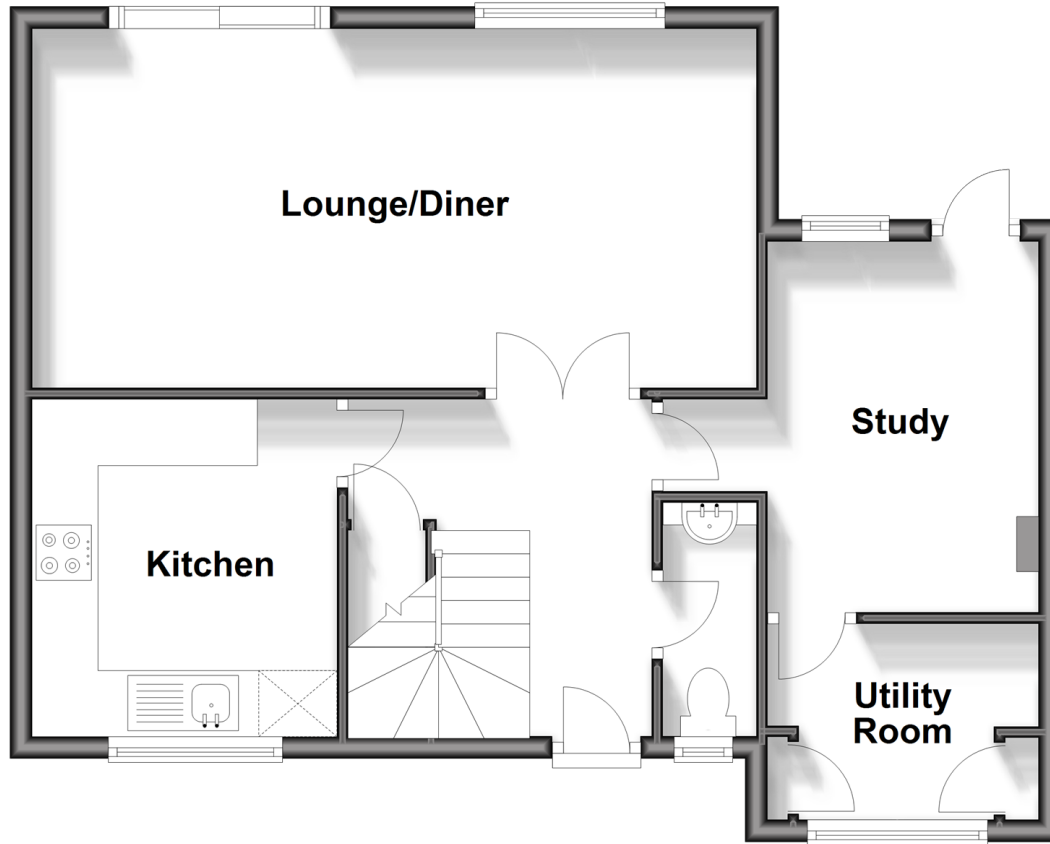
Secure this property  
for up to **59% less!**

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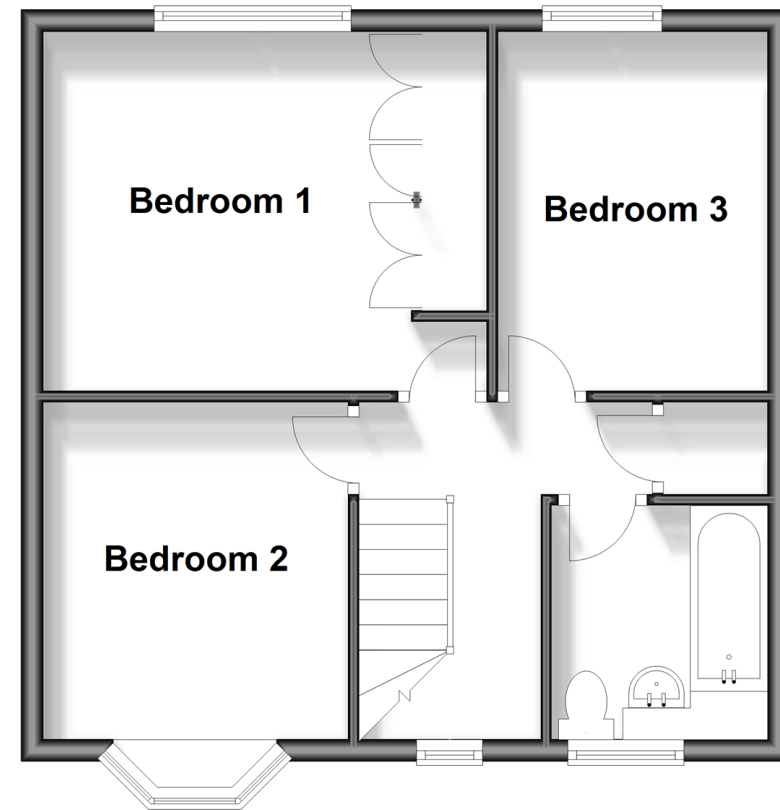
## Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Diner : 21'6 x 10'7 (6.56m x 3.23m)

Kitchen: 9'9 x 9'0 (2.97m x 2.75m)

Study: 11'1 x 7'11 (3.38m x 2.41m)

Utility Room: 7'11 x 5'9 (2.41m x 1.75m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 10'2 (3.97m x 3.10m)

Bedroom 2: 10'2 x 9'0 (3.10m x 2.75m)

Bedroom 3: 10'2 x 8'2 (3.10m x 2.49m)

Family Bathroom: 6'11 x 6'3 (2.11m x 1.91m)

### OUTSIDE

Front Garden

Rear Garden

Driveway



## Main features

- Spacious detached house
- Bright lounge/diner and separate fitted kitchen
- Converted garage to a handy study and utility room
- Cul-de-sac location within Shirley Oaks
- No onward Chain



### Nearest Schools

Primary Schools: Woodside Junior School 0.9 miles  
St Thomas Becket Catholic Primary 0.9 miles  
St John's CofE Primary 1.0 miles  
Secondary Schools: Trinity School 0.8 miles  
Oasis Academy Shirley Park 0.9 miles



### Transport Information

Train Stations: Selhurst 1.7 miles  
East Croydon 1.8 miles  
Clock House 2.0 miles



### Address

Lupin Close, Shirley Oaks Village, Surrey, CR0



### Directions

For directions to this property please contact us.





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- 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.



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