



Shirley Park Road | Croydon | CR0 7EW

Asking Price £650,000

BOND & SHERWILL
EST. 1908

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Croydon | CR0 7EW
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Located on a sought-after cul-de-sac this extended, four-bedroom, terraced property comes to the market in stunning condition.

The ground-floor of this contemporary property features an impressive open-plan kitchen/diner with velux windows, island and bifold doors offering a seamless transition to the rear garden. Additional highlights include a separate utility room, wet room, lounge and entrance hall.

The first-floor includes three good-size bedrooms and a beautiful bathroom with free-standing bath and shower enclosure. The second-floor features the principal bedroom, which is dual-aspect with an en-suite while the floor also benefits from a study.

External benefits include an attractive rear garden with a garden room, while the front of the property features a driveway with off-street parking.

Popular local schools include Oasis Academy, Woodside Primary School, St. John's Primary School, Trinity School, Coloma Convent Girls' School and Shirley High School. Local green spaces include Ashburton Park, Lloyd Park, The Addington Golf Club and Shirley Park Golf Club.

A range of shops and amenities are available on Shirley Road while Woodside Tram Station can be used to access a range of destinations including Wimbledon, East Croydon and West Croydon.

Entrance Hall

The entrance hall includes radiator, LVT Karndean flooring, two double-glazed opaque windows, coved ceiling, smoke alarm and stairs ascending to first-floor.

Lounge

The lounge includes two radiators, double-glazed feature bay window with shutters, wooden hearth & surround and picture rail.

Utility Room

The utility room includes LVT Karndean flooring, wall & base level units with work surface area, space for washing machine, space for tumble dryer, stainless-steel sink with drainer & mixer tap and down-lights.



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Wet Room

The wet room includes tiled floor, tiled walls, low-level W.C with dual-flush, shower area with shower hose & wall controls, wash-hand basin with stainless-steel mixer tap, chrome heated towel rail and extractor fan.

Kitchen/Diner

The kitchen/diner is dual-aspect and includes LVT Karndean flooring, two wall radiators, wall & base level units with work surface area & under-cabinet lighting, undermount sink with drainer & stainless-steel mixer tap, two ovens, integrated dishwasher, space for free-standing fridge-freezer, island with work surface area & four-ring electric hob, heating drawer, double-glazed bifold doors, cupboard housing Worcester boiler, four Velux windows with electric blinds, down-lights and smoke alarm.

First-Floor Landing

The landing includes stairs ascending to second-floor, coved ceiling and smoke alarm.

Bedroom Three

Bedroom three includes fitted wardrobe, radiator, double-glazed window with shutters and picture rail.

Bedroom Two

Bedroom two includes double-glazed feature bay window with shutters, fitted wardrobes, cast iron radiator, wall radiator and picture rail.

Bathroom

The bathroom includes sensor lights, wash-hand basin with stainless-steel mixer tap, underfloor heating, free-standing bath, two double-glazed frosted-effect windows, shower enclosure with wall controls, chrome heated towel rail, low-level W.C with dual-flush, tiled floor, tiled walls, down-lights and extractor fan.

Bedroom Four

Bedroom four includes double-glazed window with shutters, radiator and picture rail.

Second-Floor Landing

The landing includes coved ceiling and cupboard.

Principle Bedroom

The principle bedroom is dual-aspect and includes radiator, double-glazed window with shutters, roof window, and storage into eaves.



En-Suite

The en-suite includes tiled floor, tiled walls, shower enclosure with waterfall shower, wall controls and shower hose attachment, pedestal wash-hand basin with stainless-steel mixer tap, low-level W.C, double-glazed frosted effect window, chrome heated towel rail, down-lights and smoke alarm.



Study

The study includes double-glazed window.

Garden Room

The garden room includes double-glazed glass-panel double doors, power and down-lights.

Rear Garden

The rear garden is partially laid to lawn with a patio area and a decked area. Features include water tap, lighting, power points and two water butts.

Front of Property

The front of the property includes a driveway with off-street parking.

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TOTAL FLOOR AREA: 1707 sq ft. (158.6 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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