

Shirley Avenue, Croydon

£800,000







Shirley Avenue

Croydon

Spacious five-bedroom semi on Shirley Avenue. Three floors, open-plan kitchen, south-facing garden, outbuilding, off-street parking, no chain. Close to transport, shops, and amenities.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Five-Bedroom Semi-Detached Home – Spanning an impressive 2,048 sq. ft. across three floors, offered to the market with no onward chain.
- Superb Loft Conversion – Two generous double bedrooms on the second floor, plus two further well-proportioned bedrooms and a contemporary family bathroom on the first floor.
- Open-Plan Kitchen & Breakfast Room – The heart of the home, featuring a striking central island and bi-fold doors seamlessly connecting to the garden.
- Excellent Curb Appeal & Parking – A screened porch and front garden welcome you home, alongside off-street parking for multiple vehicles.
- Exceptional South-Facing Garden – Extending over 65 feet and completely unoverlooked to the rear, benefiting from a heated outbuilding (ideal as a home office, gym, or studio)
- Prime Commuter Location – Excellent transport links via East Croydon Station, local tram stops, and popular bus routes, with







Reception Room
17' 7" x 12' 8" (5.36m x 3.86m)

Dining Room
14' 2" x 10' 8" (4.32m x 3.25m)

Breakfast Room
17' 2" x 9' 1" (5.23m x 2.77m)

Kitchen
15' 2" x 9' 4" (4.62m x 2.85m)

Bedroom 1
15' 1" x 8' 10" (4.60m x 2.69m)

Bathroom
8' 10" x 6' 6" (2.69m x 1.98m)

Bedroom 2
18' 1" x 10' 11" (5.51m x 3.33m)

Bedroom 3
13' 9" x 10' 9" (4.19m x 3.28m)

Bedroom 4
16' 10" x 10' 2" (5.13m x 3.10m)

Bedroom 5
12' 7" x 7' 3" (3.84m x 2.21m)

Bathroom
10' 1" x 9' 0" (3.07m x 2.74m)

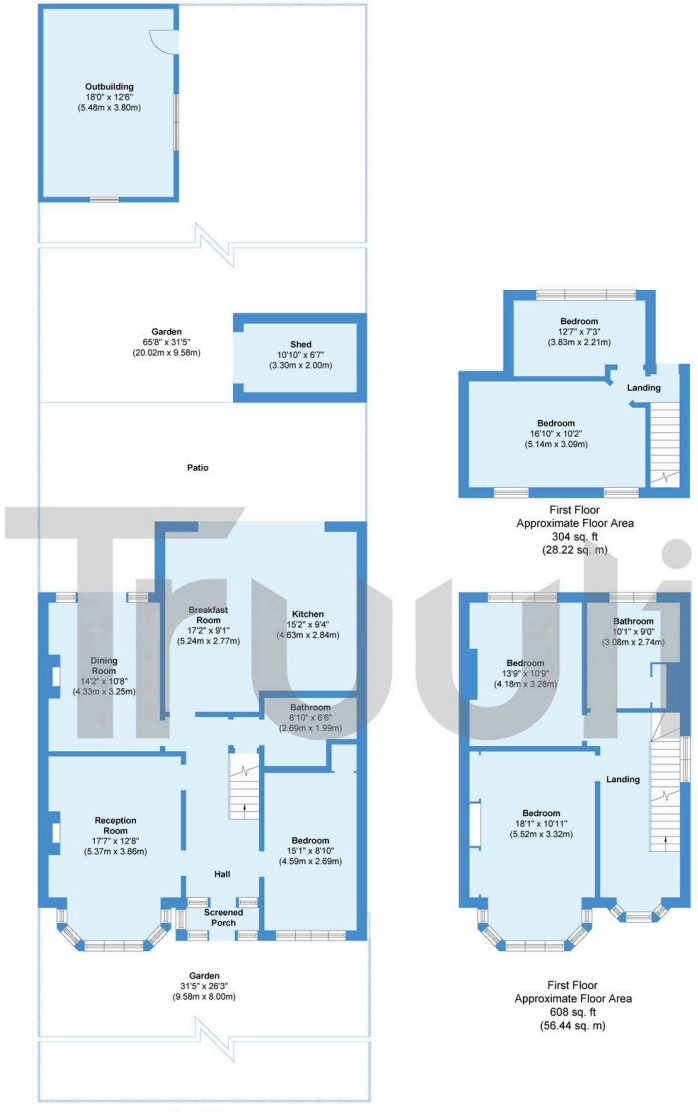
Front Garden
31' 5" x 26' 3" (9.58m x 8.00m)

Rear Garden
65' 8" x 31' 5" (20.02m x 9.58m)

Shed
10' 10" x 6' 7" (3.30m x 2.01m)

Outbuilding
18' 0" x 12' 6" (5.49m x 3.81m)

Shirley Avenue, CR0



Ground Floor
Approximate Floor Area
1040 sq. ft
(96.62 sq. m)

First Floor
Approximate Floor Area
304 sq. ft
(28.22 sq. m)

First Floor
Approximate Floor Area
608 sq. ft
(56.44 sq. m)

Approximate Gross Internal Area = 208.70 sq m / 2426 sq ft
(Including Shed & Outbuilding)
Shed = 6.60 sq m / 71 sq ft
Outbuilding = 20.82 sq m / 224 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

03300430002

hello@truuli.co.uk

truuli.co.uk/