

## 1 Farrers Place, Shirley Hills, Greater London, CR0 5HB



**Guide £1,140,000**



### NO CHAIN - FAMILY RESIDENCE WITH SPACIOUS ANNEXE

This spacious detached family home offers a rare opportunity for multi-generational living with a separate two-bedroom annexe. Set within a private gated close of only five properties. Built in the 1990s, the property boasts approximately 2,174 sq ft of versatile living space, making it ideal for a large or extended family.

The main house has four reception rooms, perfect for family gatherings or entertaining, along with a luxury fitted kitchen with modern appliances. Additional conveniences include a laundry room and a downstairs shower room. A ground floor office provides a dedicated workspace but could also be easily converted into a seventh bedroom if required. Upstairs, there are four generously sized bedrooms, including an en-suite shower room in the master bedroom, along with a family bathroom.

The self-contained two-bedroom annexe, perfect for independent living, includes a shower room, a fully equipped kitchen, and a comfortable living room, along with its own private patio. Alternatively, the annexe offers excellent potential for rental income, generating approximately £21,600 gross income per year, providing an additional investment opportunity.

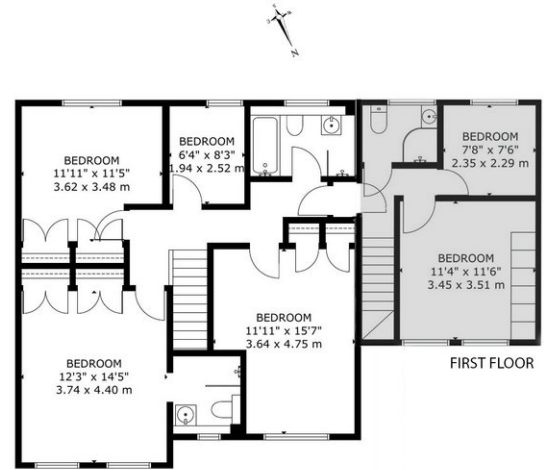
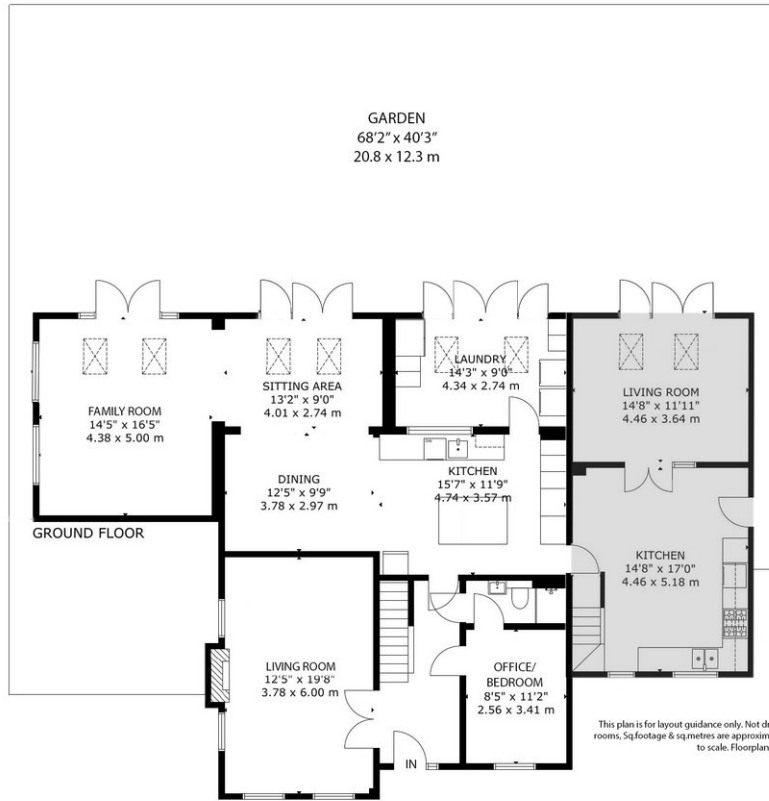
Outside, the property offers off-street parking for 3-4 cars, and the south-west facing garden, measuring approximately 68 ft by 40 ft, provides a mature and peaceful retreat. The home benefits from double glazing throughout, ensuring warmth and comfort year-round.

Located in the heart of Shirley Hills, this home is surrounded by lush greenery and the nearby natural beauty of Addington Hills, perfect for family walks, hikes, and picnics. The historic Addington Palace and Addington Golf Courses, renowned for their rich history and scenic views, are just a short distance away. Lloyd Park is also nearby, offering a range of recreational activities. The property is conveniently located near the 130 and 460 bus routes, providing easy access to local amenities and transport links.

# Floorplan



FARRERS PLACE CRO  
GROSS INTERNAL AREA  
APPROX TOTAL: 202.sq.m - 2174.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©27112024. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email: mark@steelondon.co.uk

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Features

- No onward chain
- Spacious detached family home with approximately 2,174 sq ft of versatile living space, including a separate two-bedroom annexe.
- Four reception rooms in the main house, plus a luxury fitted kitchen, laundry room, and a downstairs shower room.
- Ground floor office that can be converted into a seventh bedroom if required.
- Four generously sized bedrooms upstairs, including a master with en-suite and a family bathroom.
- Annexe includes two bedrooms, a shower room, a kitchen, and a living room, with potential to