



Slamat Bishops Walk | Shirley Hills | Croydon | CR0 5BA

**WB**  
WARWICK BAKER  
ESTATE AGENT



## Slamat Bishops Walk | Shirley Hills | Croydon | CR0 5BA

Offers In Excess Of £1,550,000

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\*\*\* OPEN DAY 14:00-17:00 SATURDAY 30th APRIL 2022 \*\*\* CALL TO BOOK YOUR 15 MINUTE VIEWING APPOINTMENT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED RESIDENCE LOCATED IN SHIRLEY HILLS. BUILT CIRCA. 1960, SITUATED WITHIN A SECURE GATED COMMUNITY BACKING ON TO ADDINGTON PALACE GOLF COURSE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR DOUBLE BEDROOMS, 19' LIVING ROOM, 13' DINING ROOM, 18' KITCHEN/BREAKFAST ROOM, 18' CONSERVATORY ROOM, FAMILY SHOWER ROOM, TWO EN-SUITE BATHROOMS, FRONT LAWN WITH CARRIAGE DRIVEWAY, TWO GARAGES, 150' LAWNED REAR GARDEN WITH DIRECT ACCESS TO THE GOLF COURSE AND HEATED SWIMMING POOL. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- FOUR DOUBLE BEDROOMS
- 18' CONSERVATORY ROOM
- SECURE GATED COMMUNITY
- FAMILY SHOWER ROOM + TWO EN-SUITES
- FRONT LAWN WITH CARRIAGE DRIVEWAY
- NO UPWARD CHAIN
- 19' LIVING ROOM + 13' DINING ROOM
- TWO GARAGES
- 18' KITCHEN/BREAKFAST ROOM
- 150' REAR LAWNED GARDEN + HEATED POOL

Front door leading to:

### ENTRANCE HALL

20'10" x 9'0" (6.37 x 2.76)

Being 'T' shaped, under stairs storage space, S school style radiator, tiled flooring, spot lighting, door giving access to storage cupboard with work top, space and plumbing for washing machine under, sliding door giving access to storage cupboard with hanging and shelving space, hard wood flooring, spot lighting,

Door off entrance hall to:

### BEDROOM

11'9" x 9'8" (3.59 x 2.95)

Windows to the rear having a favoured southerly aspect, school style radiator, built in ward robe with hanging and shelving space, storage cupboard over, high level built in double doored storage cupboard.

Door off bedroom to:

### EN-SUITE BATHROOM

Being part tiled, comprising wall mounted wash hand basin with mixer tap, low level wc, frosted glazed window, tiled flooring, spot lighting, bath with contemporary style mixer tap, built in shower with rainfall style shower head.

Door off entrance hall to:

### CLOAKROOM

Being part tiled, comprising low level wc, wall mounted wash hand basin with mixer tap, frosted glazed window, tiled flooring.

Sliding door off entrance hall to:

### GARAGE ONE

18'5" x 10'11" (5.63 x 3.35)

With electric up and over door, power and lighting, wall mounted electric meter, electric trip switches, door giving access to the rear garden.

Doorway off garage one to:

### GARAGE TWO

19'4" x 8'6" (5.90 x 2.60)

Electric up and over door, power and lighting, high level securely glazed window to the rear.

Turning staircase with balustrade and spindles up from entrance hall to:

### FIRST FLOOR LANDING

Hardwood flooring, window to the front.

Doorway off landing to:

### HALLWAY

12'0" in length (3.68 in length)

Hardwood flooring, access to loft storage space, double doors giving access to airing cupboard with slatted shelving, double doored storage cupboard over, spot lighting.

Door off hallway to:

### BEDROOM

14'7" x 12'1" (4.45 x 3.70)

Having a dual aspect, windows to the rear having a favoured southerly aspect with views of Biggin Hill, windows to the side having an easterly aspect, school style radiator, hard wood flooring, three built in double doored ward robes with hanging and shelving space, one housing four built in drawers.

Door off hallway to:

### BEDROOM

11'10" x 11'0" (3.61 x 3.36)

Window to the rear having a favoured southerly aspect with views of Biggin Hill, built in double doored wardrobe with hanging and shelving space, built in dressing table with seven drawers under, school style radiator, hardwood flooring.

Door off hallway to:

### BEDROOM

10'4" x 8'6" (3.15 x 2.61)

Windows to the side having an easterly aspect with views of Biggin Hill, hard wood flooring.

Doorway off bedroom to:

### EN-SUITE BATHROOM

Being fully tiled, comprising bath with brass coloured mixer tap with separate shower attachment, wall mounted wash hand basin with brass coloured mixer tap, low level wc, heated hand towel rail, frosted glazed window, tiled flooring, spot lighting.

Door off hallway to:

### FAMILY SHOWER ROOM

Being fully tiled, comprising sink unit with brass coloured mixer tap, low level wc, frosted glazed window, tiled flooring, spot lighting, step in fully tiled shower cubicle with built in shower, separate shower attachment, shower door.

Two stairs up from landing to:

### GALLERIED LANDING

13'1" x 10'9" (4.00 x 3.28)

Windows to the front, school style radiator, borrowed light from the living room hardwood flooring.

Twin part glazed doors off galleried landing to:

### LIVING ROOM

19'9" x 18'7" (6.03 x 5.68)

Three floor to ceiling windows to the rear having a favoured southerly aspect with views of Biggin Hill, feature marble fireplace surround and mantle, feature cast iron cradle, marble hearth, hard wood flooring.

Square opening off living room to:

### DINING ROOM

13'2" x 10'0" (4.03 x 3.05)

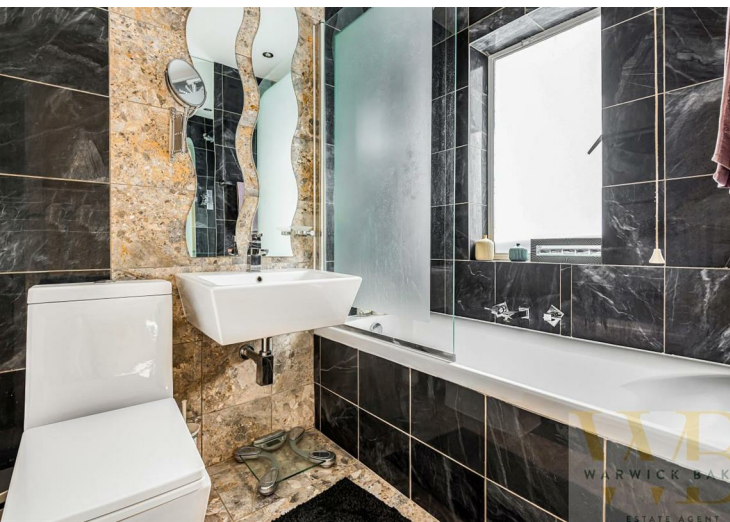
Floor to ceiling windows to the rear having a favoured southerly aspect, range of built in drawers, mirrored display shelf over, two double doored storage cupboards over with shelving, hard wood flooring.

Swinging door off dining room to:

### KITCHEN/BREAKFAST ROOM

18'11" x 8'6" (5.78 x 2.60)

Comprising granite work top with inset 1 1/4 bowl sink unit with contemporary style mixer tap, range of slow closing drawers and cupboards under, built in integrated 'AEG' dishwasher to

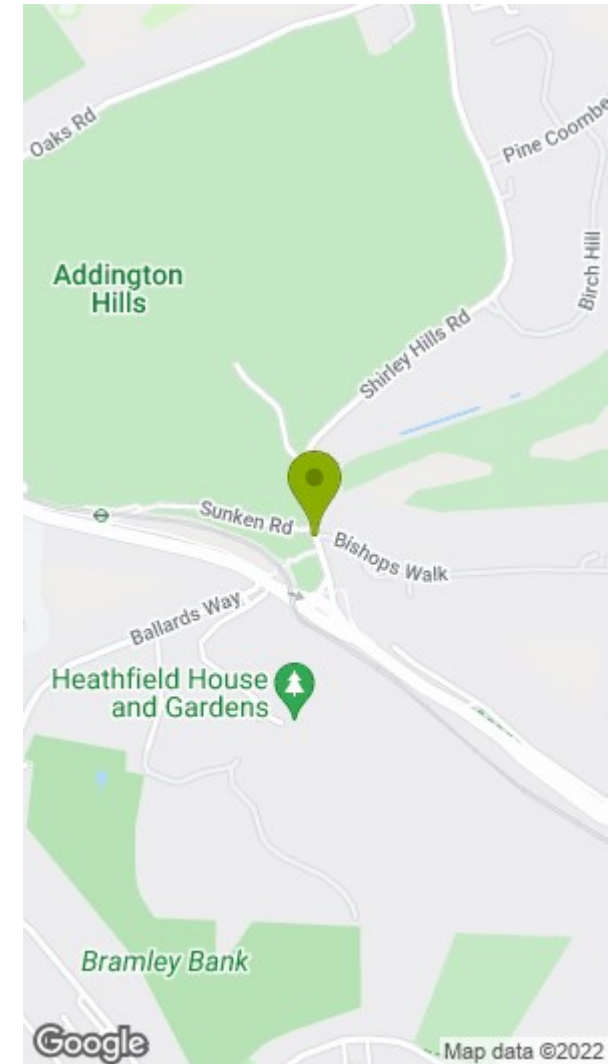


## Bishops Walk, Croydon, CR0

Total = 2618 sq ft / 243.2 sq m (includes garages & excludes void)  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 833515



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 51, Potential 76